



Overdeer







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Down Road, Tavistock, Devon, PL19 9AG

Town Centre 0.7 miles • Mount Kelly 1.3 miles (Prep School 1 mile) • Dartmoor National Park (Whitchurch Down) 0.3 miles (150 yards on foot) • Plymouth 15 miles • Exeter 40 miles

In one of Tavistock's most desirable postcodes, a stylish and versatile, contemporary family home of over 2,500 sq.ft, comprising five double bedrooms, three bath/shower rooms and three receptions, amongst pretty, varied gardens.

- Stylish Modern Family Home
- Extended Accommodation of 2,500 sq.ft
- 5 Bedrooms, 3 Bathrooms, 3 Receptions
- High-quality Fixtures and Fittings
- Enclosed Gardens on Three Sides
- Driveway and Integral Garage
- Desirable Position, Close to Open Moorland
- Easy Access to Tavistock's Bustling Centre
- Freehold
- Council Tax Band: G

Guide Price £895,000

Stags Tavistock

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SITUATION

This hugely appealing home is located in Tavistock's finest and most sought-after location, accessible to both the town centre (0.7 miles) and open moorland at Whitchurch Down (0.3 miles), which leads on to the full expanse of Dartmoor National Park. Set within an enclosed plot, providing good privacy and shelter, the property is perfectly located for active family life and those with an outdoors-oriented lifestyle, with the town's many facilities and amenities within easy reach, including the nearby golf club.

Tavistock itself is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square. Plymouth, 15 miles to the south, provides extensive amenities, while Exeter, 40 miles to the northeast, offers rail and motorway connections to London and the wider UK, as well as an international airport.

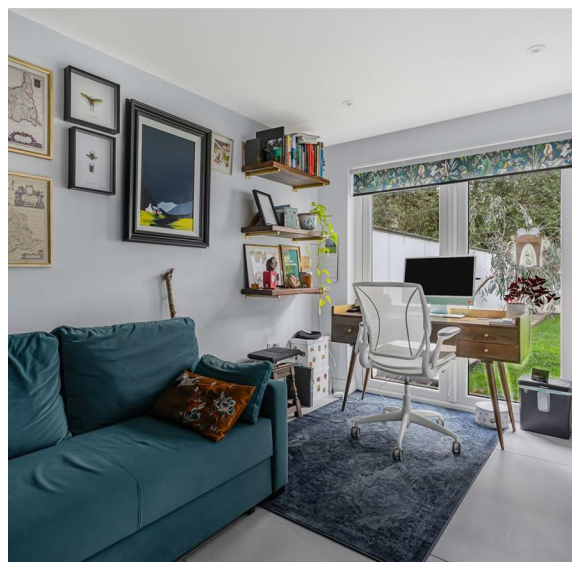
DESCRIPTION

This superbly versatile family home was built, we understand, circa 1990, and has been a much-loved home to our clients for the past nine years. The house offers excellent space and flexibility, with accommodation across several levels which was extended by the current owners in 2022, and comprises five double bedrooms, three bath/shower rooms, and three reception rooms in all. Externally, the house is complemented by some well-established gardens on three sides, including a level, walled, lawned rear garden accessible through several sets of patio doors from the house. Finally, there is an integral garage and ample driveway parking, completing the picture of this well-rounded home which offers comfort, quality and convenience in equal measure.

ACCOMMODATION

The house is accessed on the ground floor beneath an open storm porch into a large, welcoming reception hallway, which has a useful study area, coats and boots cupboard, and access to the integral garage. The accommodation is then arranged over several split levels.

On the ground floor is a bright, triple-aspect sitting room centred around a gas fireplace with a stone surround, enjoying views over the gardens to the front, side and rear of the house, along with a useful cloakroom.





Steps lead down to the lower ground floor, where a lobby opens directly to the rear garden. This level also provides a dining room with garden access and a wonderfully extended kitchen. The kitchen is fitted with an excellent range of cupboards and cabinets topped with quartz work surfaces, incorporating a double ceramic sink and a Fohren boiling water tap. A matching central island houses a NEFF multifunction hob with a Faber downdraft extractor, and to one side is an eye-level NEFF double oven. There is also a space beneath the counter for a dishwasher, and a designated recycling and refuse cupboard. A separate utility room offers additional cabinetry and space for laundry appliances. Beyond the kitchen is the recent extension, comprising a good-sized double bedroom and a home office overlooking the rear garden, both served by a tasteful Jack and Jill shower room with a large walk-in shower enclosure.

Stairs rise from the entrance hallway to the first floor. On the half landing is a rear-facing double bedroom with built-in wardrobes. Off the principal landing is the front-facing master suite, featuring triple fitted wardrobes and a dedicated en-suite bathroom, with a Mira Sport electric shower over the bath. There are two further double bedrooms, one with fitted wardrobes, and a standalone family bathroom with a 4-piece suite. Finally, there is a linen cupboard and a sizeable walk-in storeroom, offering scope for adaptation to various other uses, such as a study or shower room, if required, subject to any necessary consents.

OUTSIDE

The house is approached via a blockwork driveway with parking and turning for up to three cars, along with access to the large integral garage, which has a remote-controlled up-and-over door, power and lighting. The driveway is flanked by mature lawned gardens with established hedge borders and well-kept planted beds. Pathways lead around the side of the house to the side and rear gardens, which offer excellent space and versatility for families and keen gardeners alike, featuring a variety of mature, colourful shrubs, a raised patio terrace, a level wall-enclosed lawn, and a further patio outside the rear lobby. There are also external power points and a water tap.

SERVICES

Main electricity, gas, water and drainage. Gas-fired central heating throughout. Ultrafast broadband is available. Variable mobile voice/data services are available with all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

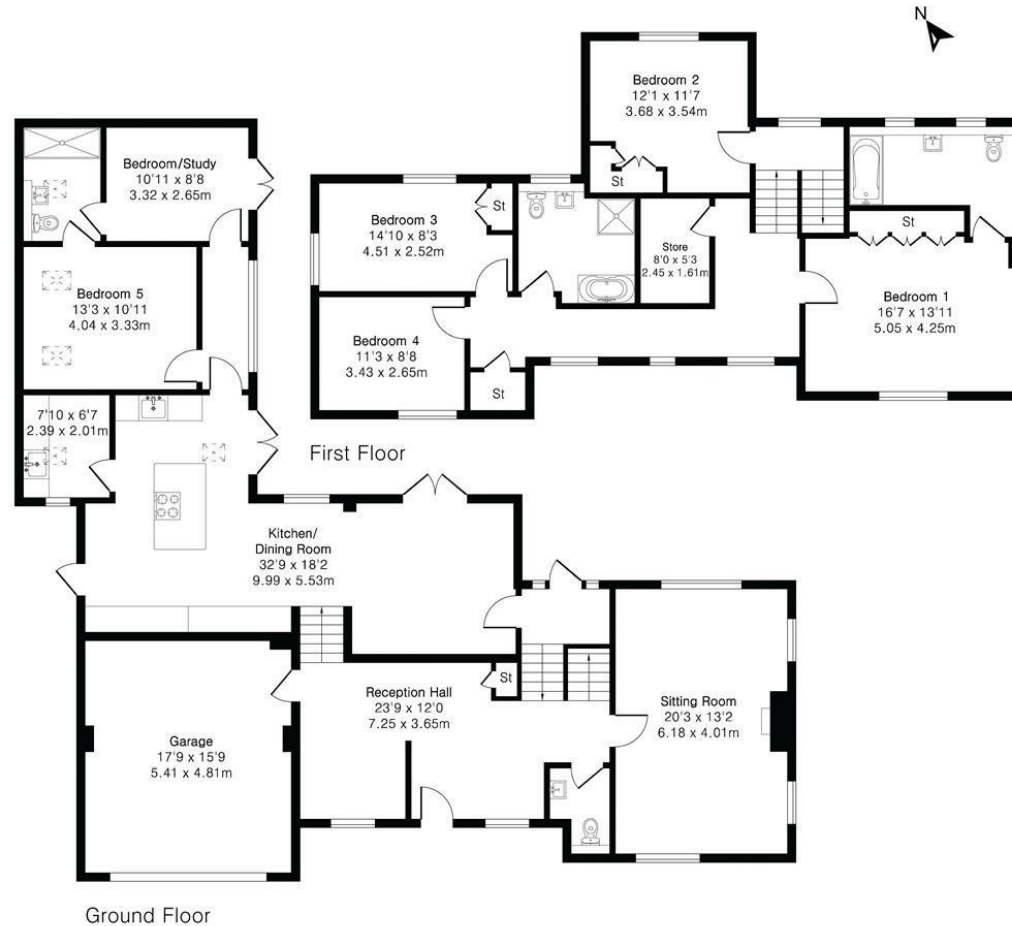
VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with Stags. The What3words reference is///simply.shin.prime. For detailed directions, please contact the office.

**Approximate Gross Internal Area 2807 sq ft - 261 sq m
(Including Garage)**

Ground Floor Area 1763 sq ft – 164 sq m

First Floor Area 1044 sq ft – 97 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



