



2, Willsworthy Drive



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, Tavistock, Devon PL19 0FP

Town Centre 0.75 miles • Whitchurch Down 1.9 miles •
Plymouth 16 miles • Exeter 40.5 miles

A beautifully finished, modern detached 5 bedroom home set on a generous plot. Extensive versatile accommodation, double garage, secure front and rear gardens.

- Exceptional Detached Modern Home
- 5 Double Bedrooms, 1 En-suite, 2 Family Bathrooms
- Generous sized Study/Home Office
- Private Southwest Facing Gardens
- Freehold
- Bright, Flexible Accommodation
- High Spec Kitchen with integrated AEG appliances
- Detached Double Garage, Large Driveway
- Large Vegetable Garden and Greenhouse
- Council Tax Band: E

Guide Price £625,000

SITUATION

This impressive, detached modern home is located on the northern fringes of Tavistock, within the highly regarded Embden Grange development. The development provides plenty of well thought out landscaped, open green space, and affords its residents a peaceful and picturesque setting. Tavistock town centre is 0.75 miles away by car and there is a pedestrian exit to the front of the development, allowing more direct access on foot. The town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, is 15 miles to the south, and the cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

DESCRIPTION

Completed in 2021 by David Wilson Homes, this sizeable house offers a wonderful level of comfort and convenience. Benefitting from the remainder of its 10-year NHBC warranty (5 Years), the finish of the house is quite superb and has clearly been subject to an incredibly high attention to detail. The accommodation is extremely bright, well-proportioned and versatile, comprising five bedrooms, three bath or shower rooms (including two en-suites) and two reception rooms in addition to a beautiful kitchen/family room, across three floors allowing for great flexibility in the layout. Externally the property benefits from secure enclosed front and rear gardens, a double garage and large driveway for private off-road parking for four cars.



ACCOMMODATION

As you step through the front door, you are greeted by elegant Amtico Form Sienna Oak flooring that flows throughout the ground floor. To the left, the sitting room offers a bright triple-aspect layout, featuring French doors that open to the rear garden, a central bay window, and a front-facing window both fitted with bespoke privacy blinds. This spacious room benefits from enhanced lighting, creating a warm and inviting atmosphere. Returning to the hallway, the staircase rises to the first floor, while to the right of the stairs lies a study or home office of generous size, in addition there is a good-sized cloakroom, and beneath the stairs is a recently fitted 6-drawer tailor made unit providing ample storage, inc shoe racks. To the rear of the property is the kitchen/dining room, a large and light-filled space with two overhead Keylite windows (with fitted blinds) and French doors opening out onto the rear garden. The kitchen is superbly equipped with modern AEG appliances including dishwasher, fridge freezer, double oven, four-ring induction hob with extractor hood, plus a wine cooler and plinth heater. Quartz worktops, a good range of cupboards, and spotlights complete the space. Adjacent to the kitchen is the utility room, which has space for a washing machine and tumble dryer, a sink, and houses the combination boiler with a side door providing access to the exterior of the property. At first floor level there is a bright, galleried landing with an airing cupboard containing the pressurised hot water cylinder, and doors off to three double bedrooms including the master with en-suite and a separate family bathroom. The master is a wonderfully light and bright room with fitted wardrobes and its own stylish 3-piece en-suite shower room. The further two double bedrooms and separate family bathroom on this floor have been finished in a similar tasteful style. At second floor level there are a further two double bedrooms, which share a spacious shower room. The larger bedroom features built-in wardrobes and dual-aspect views across to the moors and Kit Hill.

OUTSIDE

The property features a large driveway with private parking for four cars and a large detached double garage fitted with electric up and over doors, power, and lighting. The exterior has been finished in K-Rend, a high-quality, durable silicon render. The owners have had the exterior fully treated with K-Rend paint for added weather-proofing protection. Exterior lighting is fitted to the front and rear of the property. To the front, the gated entrance is bordered by neat lawns, box hedging, and black metal railings, creating an enclosed boundary. The large rear garden is mainly laid to lawn with a patio area and gated access on both sides. An impressive 6m x 6.5m vegetable garden with extensive raised beds, gravel pathways, and a greenhouse completes the property.

SERVICES

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

AGENTS NOTE

We understand that a maintenance charge is payable on a six-monthly basis to Remus Management, who look after the communal area of the development, the annual charge for 2025 was £331.78.

VIEWINGS AND DIRECTIONS

Viewing is strictly by prior appointment with the vendor's sole agents, Stags. What3Words: ///saves.faded.rips. For detailed directions please contact the office.



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	86	92
(81-91)	B		
(69-80)	C		
(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	

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**Approximate Gross Internal Area 1801 sq ft - 168 sq m
(Excluding Garage)**

Ground Floor Area 741 sq ft – 69 sq m

First Floor Area 620 sq ft – 58 sq m

Second Floor Area 440 sq ft – 41 sq m

Garage Area 446 sq ft – 41 sq m

