

view property

Town • Country • Coast

Kestrel Park

Whitchurch, Tavistock

Offers In Excess Of £285,000

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Kestrel Park

Whitchurch, Tavistock

An immaculately presented three bedroom family home occupying a corner style position within a sought after residential location. The property offers well proportioned and modern well appointed accommodation, complemented by an attractive fitted kitchen and an ensuite shower room to the principal bedroom. There are easy-to-maintain gardens, ideal for those seeking a manageable outdoor space, together with extensive off road parking to the front. A garage provides useful additional storage and benefits from a door giving direct access to the rear garden.

A welcoming entrance hall boasts a useful downstairs cloakroom, stairs rise to the first floor and a door leads into the lounge/diner with a focal point woodburning stove on a slate hearth. Patio doors lead to the landscaped garden and an opening leads into the modern kitchen. Range of soft close wall and base units under square edge worktops, 1.5 bowl sink, integrated slimline dishwasher, fridge/freezer, electric eye level oven and induction hob. Wall mounted cupboard housing the mains gas fired central heating boiler. A door also leads to the garden.

On the first floor, all three bedrooms benefit from built in wardrobes making use of all space for ample storage. The main shower room has a walk-in shower with mains fed rainfall and separate shower heads over. Further well appointed ensuite shower room.

A superb opportunity to acquire a well-cared-for family home in a popular residential setting.

























Entrance Hall

Cloakroom

Lounge/Dining Room
18'4" x 17'1" (5.61 x 5.21)
Widest measurement (irregular shape room)

Kitchen
11'5" x 9'4" (3.48 x 2.87)

First Floor Landing

Bedroom 1
12'7" x 11'10" (12'6" x 11'9") (3.84 x 3.61 (3.83 x 3.60))

Ensuite Shower Room

Bedroom 2
8'11" x 8'0" (2.74 x 2.46)

Bedroom 3
9'3" x 6'9" (2.82 x 2.06)

Shower Room

Garage
17'11" x 9'9" (5.47 x 2.99)

AGENTS NOTE
Agents Note - We understand there is an estate management charge of circa £210 per annum.

Services
Mains water, electricity, drainage and gas.

Local Authority
West Devon Borough Council - Tax Band C

EPC
C76

Tenure
Freehold. The tenure of the garage is leasehold as its beneath a coach house that owns the freehold. More information available from the agent.

Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches.

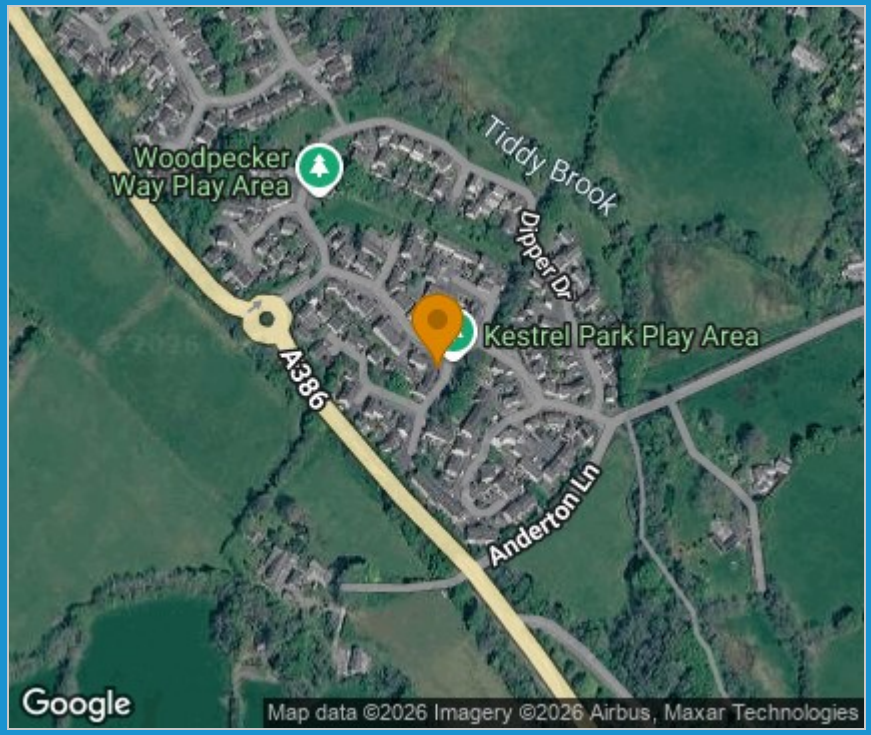
Directions
Travelling on the A386 out of Tavistock take the first exit on the last round about onto the Tiddy Brook development. As you enter the Tiddy Brook development off of the A386 you follow Buzzard Road turning right into Kestrel Park. Follow the road up the hill where the property is found on your right hand side.

Floor Plan

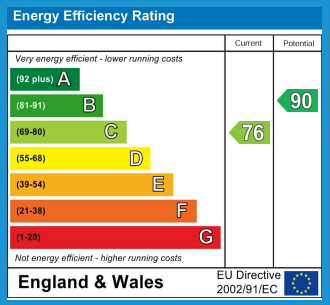


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.

Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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