



Town • Country • Coast



Priory Close

Whitchurch, Tavistock

Guide Price £489,000



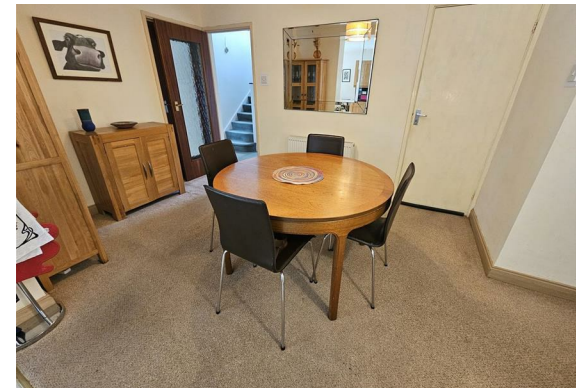
Priory Close

Whitchurch, Tavistock

A spacious detached family home offering three bedrooms and three reception rooms, which has been extended to the rear to create a generous kitchen and living room overlooking good sized gardens backing onto woodland and provide a lovely private setting. The property is ideally situated within a very short walk of Whitchurch Down and the surrounding moors, making it particularly appealing for those who enjoy walking and the outdoors. From the first floor there are lovely views across the town and surrounding countryside. Together with driveway providing parking for at least four vehicles, together with access to a single garage.

A welcoming entrance hall has stairs to the first floor and steps down to a useful cloakroom. A spacious sitting room provides a comfortable main reception room, with two further reception rooms, offering plenty of flexibility for family living, home working or entertaining. Underfloor heating is provided to the kitchen and living room area. The kitchen is well fitted with a range of wall and base units under granite worktops with 1.5 bowl sink unit and space for fridge/freezer and dishwasher. The living area opens back into the sitting room, making this the heart of the home. On the first floor are three generous bedrooms and a family bathroom. An integral garage also houses the mains gas fired central heating boiler.

To the front of the property, a tarmac drive provides ample parking for at least four cars and gives access to the garage. Access to both sides of the house leads to the rear gardens which are a particular delight, with lawned areas, patio, pockets of dappled shade from mature trees, many flowering shrub beds and borders. Backing onto woodland.





Entrance Hall

Cloakroom

Sitting Room

22'7" x 14'10" narrowing to 11'6" (6.90 x 4.53 narrowing to 3.52)

Dining Room

14'11" x 8'4" (4.57 x 2.55)

Kitchen/Living Room

27'9" x 10'3" (8.48 x 3.13)

First Floor Landing

Bedroom 1

12'0" x 11'7" (3.66 x 3.54)

Bedroom 2

12'0" x 10'11" max (3.66 x 3.34 max)

Bedroom 3

14'7" x 6'8" (4.47 x 2.04)

Bathroom

10'8" max x 6'7" (3.27 max x 2.02)

Single Garage

15'1" x 8'4" (4.60 x 2.56)

Services

Mains water, electricity, drainage and gas. Underfloor heating to the rear extension.

Local Authority

West Devon Borough Council - Tax Band E

EPC

D66

Tenure

Freehold

Situation

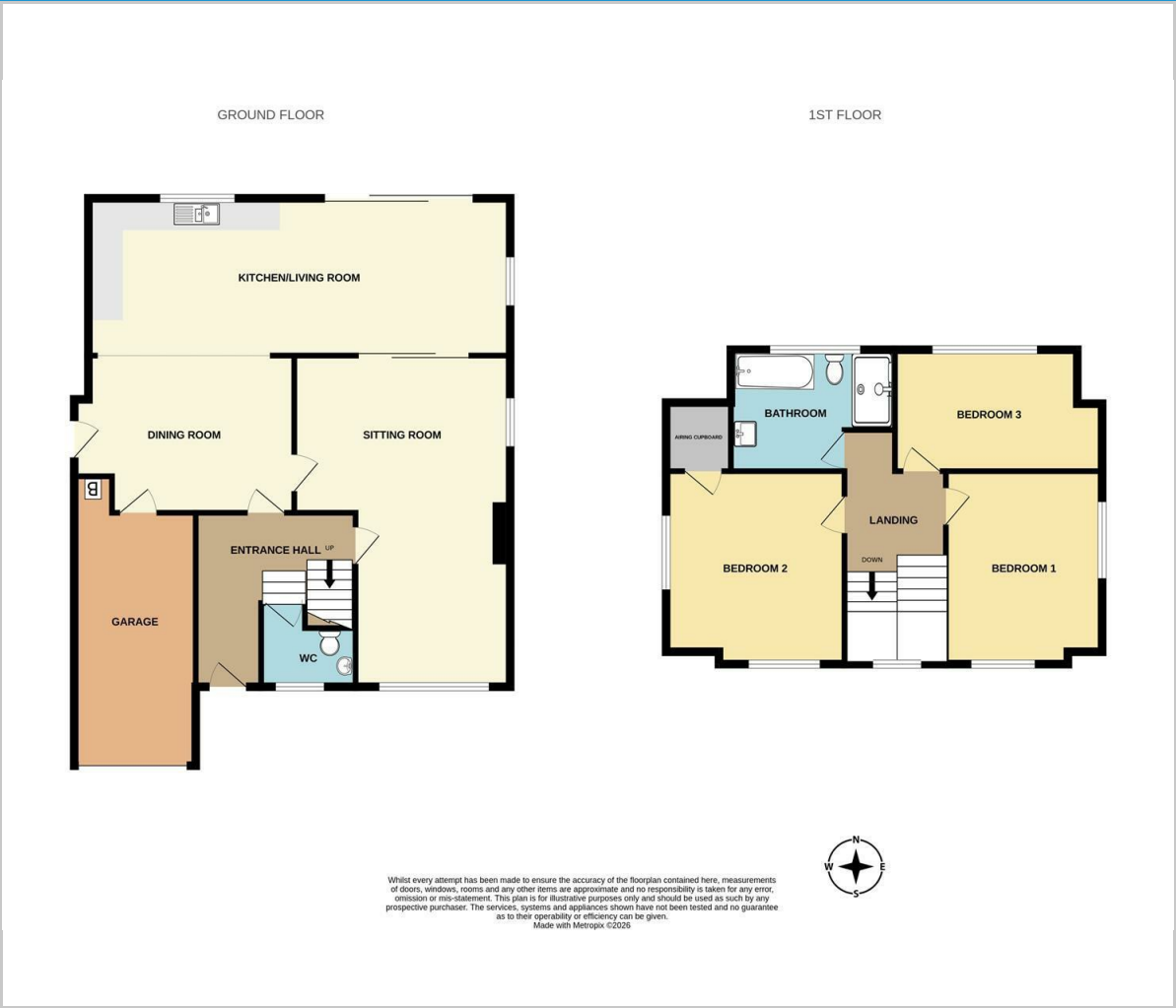
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions

From Tavistock Town Centre, proceed up Whitchurch Road for about a mile until you reach Priory Close on your left hand side. Proceed up Priory Close and continue straight up and the property will be found on your right hand side.



Floor Plan



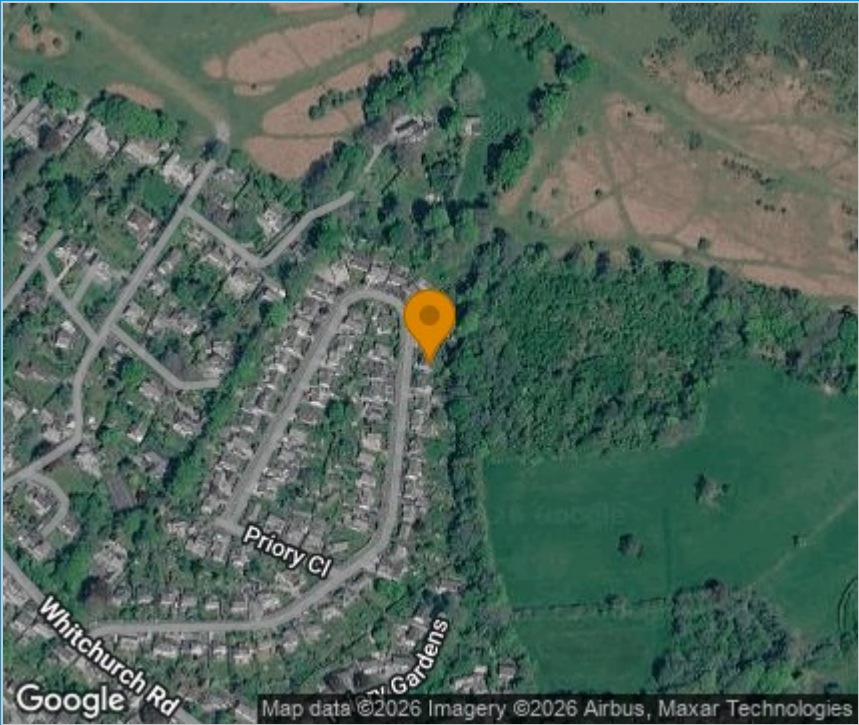
Viewing

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.

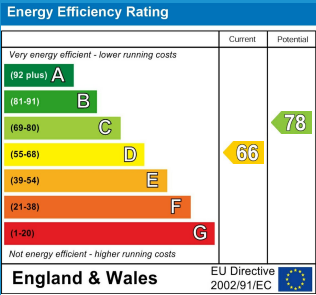
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Area Map



Energy Efficiency Graph



AML CHECKS

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