



Town • Country • Coast



Priory Close
Tavistock

Guide Price £495,000



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Priory Close

Tavistock

Set within its own large level plot in this highly desirable area of Whitchurch, is this immaculately presented detached three/four bedroom detached residence. Spacious living with three bathrooms, beautifully landscaped gardens, perfect for entertaining and the keen gardener. Driveway parking and garage, together with front gardens. Situated within walking distance of Whitchurch Down.

A covered storm porch leads into a welcoming entrance hall leading principle ground floor rooms and a useful utility room, housing the mains gas fired boiler and a door into the garage. The spacious lounge boasts an inset woodburning stove and double aspect with bi-fold doors onto the rear patio. The kitchen has been particularly well fitted with range of wall and base units under Silestone worktops, incorporating an undermount 1.5 bowl sink, integrated fridge/freezer, dishwasher and microwave. Neff steaming oven, double oven plus a warming drawer. Siemens large induction hob, modern extractor over. Instant boiling hot water tap. A bespoke dining area with bench seating and bi-fold doors to the rear patio. Also on the ground floor is a luxury shower room, separate dining room and a study. These rooms could be bedroom three and four if required.

On the first floor landing a Velux window enjoys stunning views. There are two bedrooms, one with a well appointed shower room. Both bedrooms have built-in wardrobes and eaves storage cupboards. A family bathroom with bath and shower cubicle. Views to front and rear can be enjoyed.

The paved driveway provides ample parking and lawned front garden bordered by mature shrubs and plants. The rear gardens are a feature of this home being level lawned with mature shrubs and small trees, ornamental pond, raised area of vegetable beds being well stocked and the patio that wrap this house are a delight. Covered areas for dining on cooler days, with glass balustrading. Greenhouse and timber store shed. Garage with electric roll up door.





Entrance Hall

Utility Room

6'5" x 4'3" (1.98 x 1.32)

Lounge

17'3" x 12'3" (5.28 x 3.75)

Kitchen/Diner

19'9" x 10'0" (6.04 x 3.05)

Dining Room

12'2" x 11'8" (3.73 x 3.58)

Study/Bedroom 3

9'8" x 9'3" (2.96 x 2.82)

Ground Floor Shower Room

6'3" x 5'5" (1.92 x 1.66)

First Floor Landing

Bedroom 1

13'4" x 12'3" (4.07 x 3.75)

Ensuite Shower Room

7'9" x 7'0" (2.37 x 2.15)

Bedroom 2

13'4" x 11'9" (4.08 x 3.60)

Bathroom

8'2" x 7'0" (2.49 x 2.15)

Integral Garage

5.37 x 2.63

AGENTS NOTE

Please note, a member of staff with View Property is related to the vendor of the property.

Tenure

Freehold

Services

Mains electricity, gas, drainage and metered water.

Council Tax Band

E

EPC

C/69

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 take a left and follow the road round to the right and the property can be found on the left half way up the road.



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.

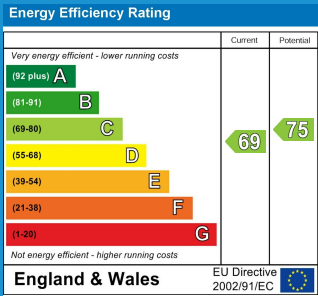
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Area Map



Energy Efficiency Graph



AML CHECKS

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.