



77 SYCAMORE AVENUE Fully Modernised 4 Bedroom Family Home  
OFFERS OVER £365,000 WHITCHURCH

MILLER TOWN & COUNTRY  
Part of Smart Property Group



- » Fully Modernised and Extended
- » Four Bedrooms, Master w/ En-suite
- » Garage and Parking for Two Vehicles
- » New Modern Kitchen and Bathrooms
- » Close to Primary School and Shops
- » Newly Installed Boiler/Full Rewire
- » NO ONWARD CHAIN

## The Property

The property is currently advertised at offers over £365,000 and we are anticipating achieving between £375,000 to £395,000. This exceptional four-bedroom house, located on the edge of the desirable town of Tavistock, presents a rare opportunity to acquire a fully modernised and extended family home. This property has undergone a comprehensive renovation, ensuring a contemporary and highly functional living space ready for immediate enjoyment. The thoughtful extension has created an inviting and spacious entrance hall which leads to a convenient utility room and WC. The ground floor further benefits from two versatile reception rooms, providing ample space for both entertaining and relaxed family living. The heart of this home is undoubtedly the large, newly fitted kitchen, designed with modern aesthetics and practicality in mind. On the first floor, you will find four well-proportioned bedrooms. There are three comfortable double bedrooms and one generously sized single bedroom with the master bedroom featuring its own stylish en-suite. A contemporary family bathroom serves the remaining bedrooms.

## Outside

The exterior of the property is equally appealing. To the front, there is a well-maintained lawned garden, enhancing the home's curb appeal. The property benefits from off-road parking for two vehicles, in addition to a single garage. The rear garden is a delightful south-westerly facing space, featuring a patio area perfect for outdoor dining and entertaining, leading up to a lawned garden, ideal for children to play or for enjoying the sunshine.


























## Location

This property boasts an enviable location on the edge of Tavistock, a historic market town on the western edge of Dartmoor National Park. Residents will appreciate the convenience of being close to highly regarded schools, making the morning routine effortless. Supermarkets and local amenities are also within easy reach, ensuring all daily needs are catered for. For commuters or those wishing to explore further afield, excellent cycle and bus routes to Plymouth are readily accessible. The vibrant town centre of Tavistock, with its array of independent shops, cafes, restaurants, and the famous Pannier Market, is just one mile away, offering a perfect blend of town and country living.

## KEY INFORMATION

-  4 Bedrooms
-  2 Bathrooms
-  2 Reception Rooms
-  Garage and parking for two vehicles
-  Not Listed
-  Heating: Gas
-  Utilities: Mains electric, water, drainage and gas
-  Restrictions: Yes - see title
-  Easements, Wayleaves: Yes - see title
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: Yes - ask agent
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: TBC
-  Council Tax Band: C
-  Tenure: Freehold
-  Broadband: FTTP  
\*Per Ofcom
-  Mobile Signal: Good  
\*Per Ofcom
-  Not suitable for wheelchair users

Miller Town & Country

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VIEWING: Strictly through the vendor's sole agents

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These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

