



Offered with NO ONWARD CHAIN and immaculately presented is this modern, two double bedroom coach house, light and airy, enjoying a pleasant aspect over green space, within this sought after residential development on the fringes of Whitchurch.

The accommodation, which includes attractive blinds to the majority of windows, comprises an entrance with stairs leading to the first floor. A generous lounge opens into a kitchen and dining area. The kitchen is modern fitted with space for white goods, electric oven and gas hob, together with a cupboard housing the mains gas fired boiler. There are two double bedrooms, one with a built in airing cupboard and a double wardrobe. Off the landing is a well appointed bathroom.

The garage has an electric door and recess to the rear with deep store cupboard.

## Viewing

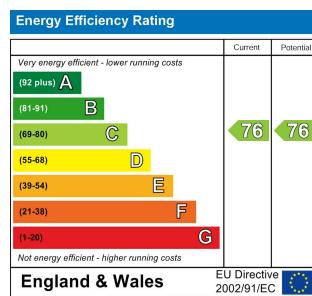
Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Energy Efficiency Graph



### Entrance

### Landing

### Kitchen Area

9'1" x 8'6"

### Living Area

13'6" x 11'1"

### Bedroom 1

9'10" x 9'4"

### Bedroom 2

9'1" x 9'0"

### Bathroom

7'1" x 5'8"

### Garage

18'8" x 9'1" (plus recess and store)

### Tenure

Freehold. Property owns one garage and the other is leased to a neighbour. A maintenance charge of £107.52 twice a year is paid to the managing agents Remus for the maintenance of the estate.

### Services

Mains gas, electricity, drainage and metered water.

### Council Tax Band

B

### EPC

76 C

### 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, take the A386 heading out of Tavistock towards Plymouth, passing Morrisons and Lidl on your right. At the roundabout, take the first exit into the Tiddybrook Estate. Follow the road round and down turning left into Goldfinch Gardens, where the property can be found on the left.



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