



40 WHITHAM PARK  
GUIDE PRICE £265,000

3-Bed Semi Detached Property  
TAVISTOCK

MILLER TOWN & COUNTRY  
Part of Smart Property Group





- >> Walking Distance from Whitchurch Down
- >> Bathroom Downstairs
- >> 3 Bed Semi Detached
- >> New Carpet Throughout
- >> Rear Garden with Greenhouse
- >> Kitchen/Diner



## The Property

No Onward Chain, in a quiet and no through road in the desirable area of Whitchurch this three bed semi-detached home with garden has been given a new lease of life with new carpets throughout, modern bathroom, brand new central heating system and overhauled roof to give peace of mind for years to come. Ideal for a first-time buyer or those looking to downsize. The property includes, Sitting room, Kitchen/Diner with space for dining table, downstairs Bathroom with separate WC. 3 bedrooms, 2 doubles and a single.

## Outside

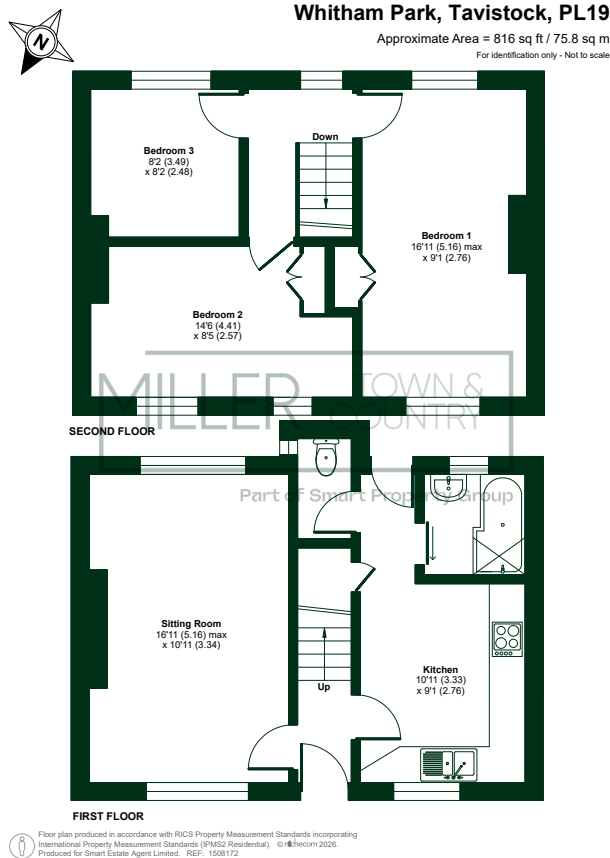
Outside, the garden includes two sheds and a greenhouse, offering practical storage and space for gardening. With its recent updates and convenient location, it is ready for new owners. Viewing is recommended to appreciate the property. One of the property's benefits is its location. It offers access at the top of the road to Whitchurch Down, providing outdoor space for walks and enjoying the local cricket club and social events they provide, all whilst being walking distance of Tavistock town.











## Location

Tavistock is, a World Heritage Site, residents benefit from an array of local amenities including independent shops, cafes, restaurants, and excellent schooling options. The town is renowned for its pannier market, which operates several days a week, offering a diverse range of local produce and crafts. Outdoor enthusiasts will particularly appreciate the close proximity to Dartmoor National Park, providing endless opportunities for walking, cycling, and exploring the beautiful Devon countryside. With its recent updates and convenient location, it is ready for new owners. Viewing is recommended to appreciate the property.

## KEY INFORMATION

- 3 Bedrooms
- 1 Bathrooms
- 1 Reception Rooms
- On street parking
- Not Listed
- Heating: Gas central heating
- Utilities: Mains water, electric and drainage
- Restrictions: Yes - covenant but not listed on land registry document
- Easements, Wayleaves: Yes - for utility services
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (66)
- Council Tax Band: C
- Tenure: Freehold
- Broadband: FTTP (\*Per Ofcom)
- Mobile Signal: Good to variable (\*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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Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:**

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

