



Town • Country • Coast



Whitchurch Road, Tavistock

Guide Price £675,000





Whitchurch Road

Tavistock

Unique opportunity to purchase this spacious detached family residence offering a Scandinavian style portal framed home with open plan living space and attractive kitchen/diner overlooking a large living area and enjoying stunning views over well stocked mature gardens, with country views beyond. Gated private driveway and car port providing parking for several vehicles. The plot extends in all to approximately 1/3rd of an acre.

As you enter the property a welcoming entrance hall invites you into a large open plan living space with kitchen/dining area and stunning lounge, with inset electric fire and large windows letting in plenty of natural light, together with sliding patio doors to the rear. The kitchen is fitted with a range of wall and floor units, with breakfast bar, integrated dishwasher, electric oven and hob and space for white goods. A door returns to the hallway. On the lower ground floor is a door into a rear hallway with door to the carport, further doors lead to a basement store with boiler room, also having space for white goods. Ground floor shower room with shower cubicle, mains fed shower, pedestal basin and WC. There are two double bedrooms on this level with views over the garden. On the first floor is the main bedroom with feature balcony overlooking the gardens and views beyond. A further bedroom and family bathroom featuring a sunken bath, pedestal basin and shower cubicle.

The gate private drive provides ample off road parking for several vehicles and a generous sized carport. Lawned front and side gardens with mature roses and flower beds. To the rear of the house is a spectacular patio overlooking mature gardens and views, being south west facing, various areas of well stocked mature shrubs and small trees, lawn and mature fruit trees.

Located in this sought after area of Whitchurch this unusual home will appeal to a variety of buyers.



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Entrance Hall	
Kitchen/Dining Room	16'11" x 16'4" (5.17 x 4.98)
Living Room	19'0" x 13'3" (5.80 x 4.06)
Inner Hallway	
Utility Room	9'4" x 8'6" max (2.87 x 2.60 max)
Bedroom 3	9'9" x 9'5" (2.98 x 2.89)
Bedroom 4	12'11" x 9'1" (3.96 x 2.78)
Ground Floor Shower Room	
First Floor	
Bedroom 1	19'3" x 15'7" (5.88 x 4.75)
Balcony	9'1" x 6'6" (2.77 x 2.00)
Bedroom 2	15'5" x 9'6" (4.70 x 2.90)
Family Bathroom	
Car Port	17'3" x 8'10" (5.28 x 2.70)
Stone Outbuilding	16'10" x 9'10" (5.15 x 3.02)
Services	
Mains water, gas, electricity and drainage.	



Local Authority

West Devon Borough Council - Tax Band F

EPC

E49

Tenure

Freehold

Situation

The property is within a short walk of Whitchurch Downs, where you can take in breathtaking scenery and open moorland.

Whitchurch is a popular village on the edge of Tavistock with its own, public house, shop, post office & primary school. Dartmoor is within easy reach as is the Market town of Tavistock. 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 Bedford Square, proceed over Abbey Bridge and right at the roundabout onto Whitchurch Road. Continue along this road and the entrance to the property will be found on the right hand side.

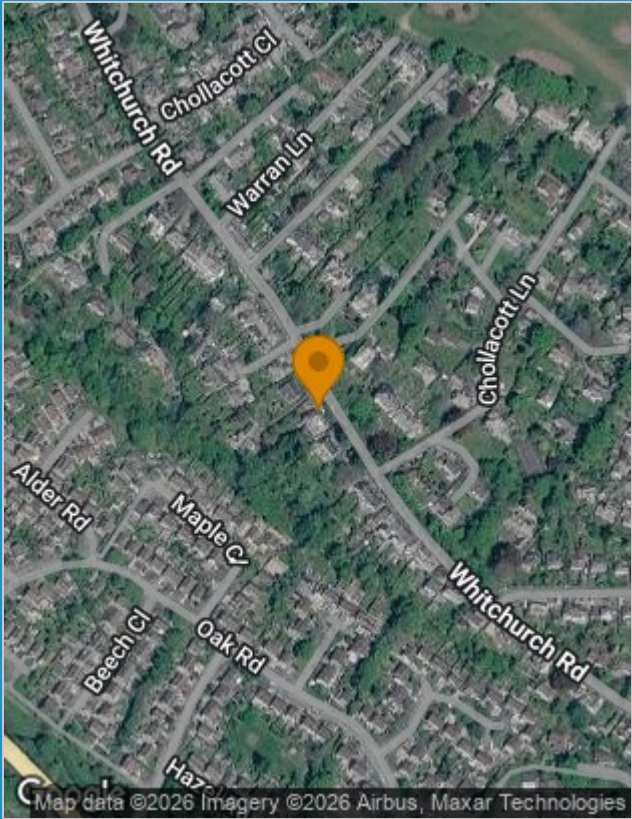




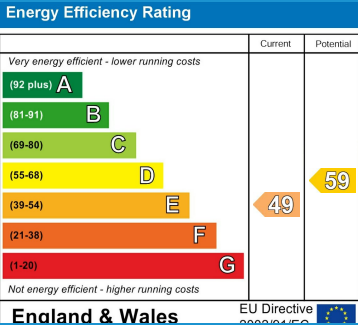
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk