



Town • Country • Coast



## Priory Gardens

Tavistock

Guide Price £585,000



# Priory Gardens

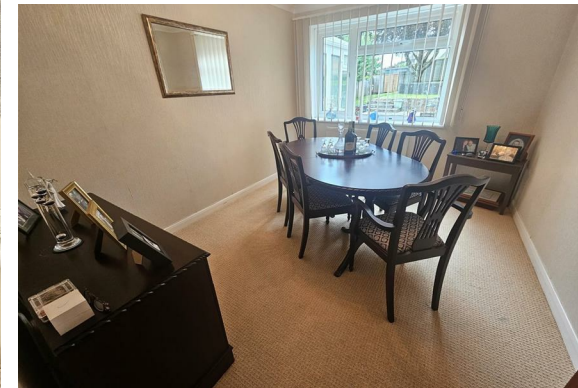
Tavistock

Available on the open market for the first time in 42 years, since new. Situated towards the end of a private road within this highly sought after area, is this impressive detached family home offering three reception rooms, including a conservatory, four double bedrooms, extensive delightful lawned gardens with large patio ideal for entertaining, together with brick paved driveway parking for several cars and a larger than average garage/workshop.

As you enter a welcoming entrance hall, with a cloakroom and large understairs cupboard, doors lead to a double aspect sitting room with adjacent conservatory enjoying views over the gardens. A five piece conservatory suite will remain included in the sale. A separate dining room provides a more formal place to dine, but the kitchen boasts a breakfast bar for light meals or breakfast. The kitchen is comprehensively fitted with a range of wall and base units incorporating an electric double oven, induction hob with warming ring and extractor over, freestanding dishwasher, integrated fridge/freezer and 1.5 bowl sink unit. A utility room offers space for laundry white goods and houses a wall mounted gas fired boiler, door to outside.

The spacious landing area on the first floor gives access to four double bedrooms, each with built-in wardrobes. The master bedroom also boasts an en suite bathroom with a shower over the bath. The family bathroom is fitted with a jacuzzi bath, also with shower over.

Located towards the end of a private road, which then leads to only two more properties. The gardens are a particular delight with extensive lawns, patio, barbeque area, useful store shed. To the front is an area of lawn and also a brick paved driveway providing ample off road parking for several vehicles. A larger than average garage has a door to the rear gardens, light and power with electric up and over door.





**Entrance Hall**  
13'1" x 5'11" max (4.00m x 1.81m max)

**Cloakroom**

**Kitchen/Breakfast Room**  
12'0" x 11'5" (3.67m x 3.50m)

**Utility Room**  
8'10" x 6'4" (2.70m x 1.95m)

**Dining Room**  
11'6" x 9'8" (3.52m x 2.97m)

**Sitting Room**  
20'9" x 13'8" (6.35m x 4.17m)

**Conservatory**  
12'6" x 11'2" (3.83m x 3.42m)

**First Floor Landing**

**Bedroom 1**  
12'8" x 11'11" (3.87m x 3.65m)

**En Suite Bathroom**  
7'8" x 6'1" (2.36m x 1.87m)

**Bedroom 2**  
13'2" x 8'11" plus door recess (4.02m x 2.73m plus door recess)

**Bedroom 3**  
9'10" x 9'6" (3.02m x 2.91m)

**Bedroom 4**  
11'9" x 8'4" (3.60m x 2.55m)

**Bathroom**  
7'10" x 5'9" (2.39m x 1.76m)

**Garage**  
17'8" x 15'8" (5.41m x 4.80m)

**Services**  
Mains water, electricity, drainage and gas.

**Local Authority**  
West Devon Borough Council - Tax Band F

**EPC**  
D63

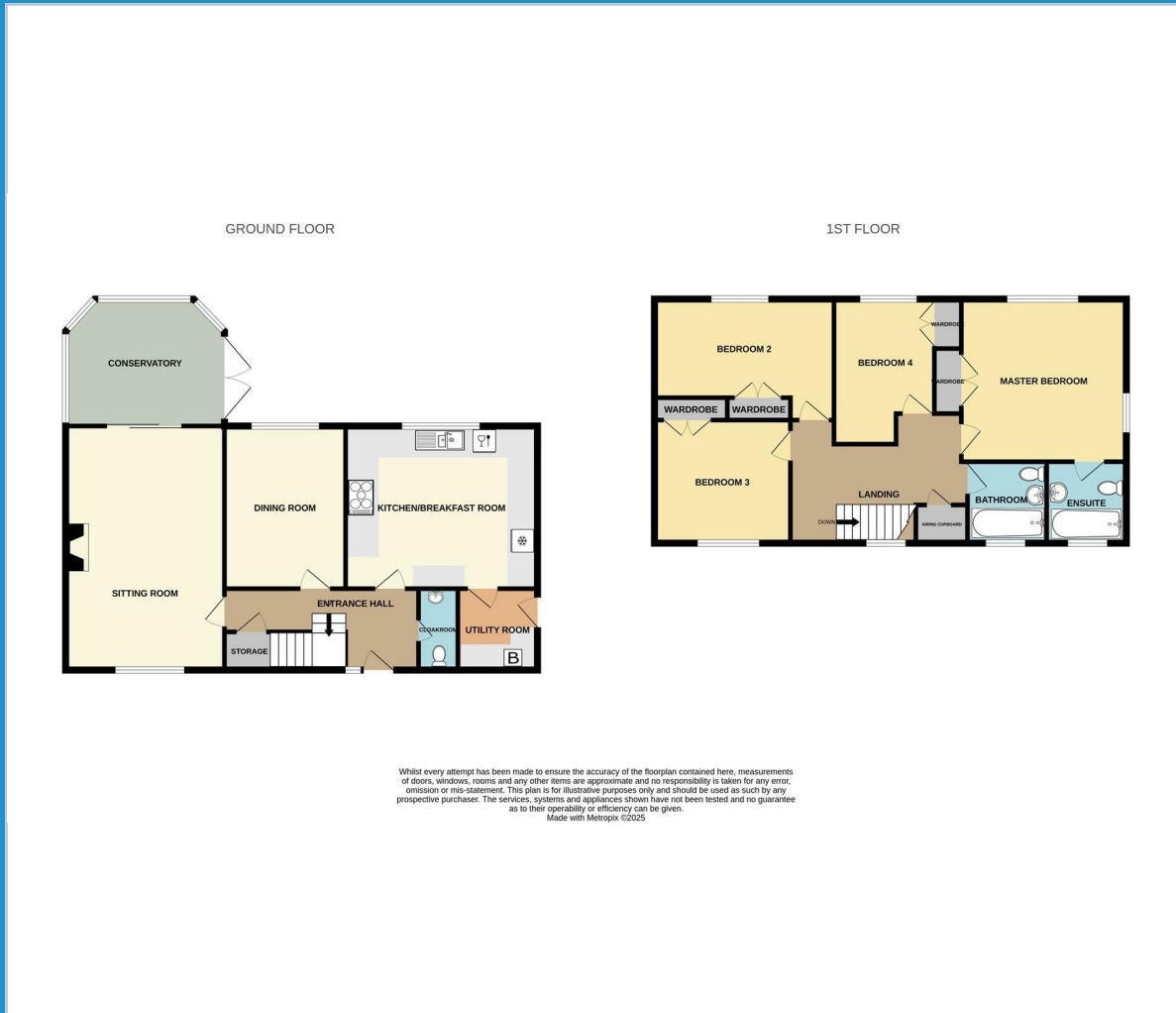
**Tenure**  
Freehold

**Situation**  
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 Tavistock town centre proceed along Whitchurch Road for approximately 1 mile, opposite Whitchurch Primary School turn left into Priory Gardens. Proceed up the hill, continue along this private road, where the property can be found on the left hand side.



## Floor Plan



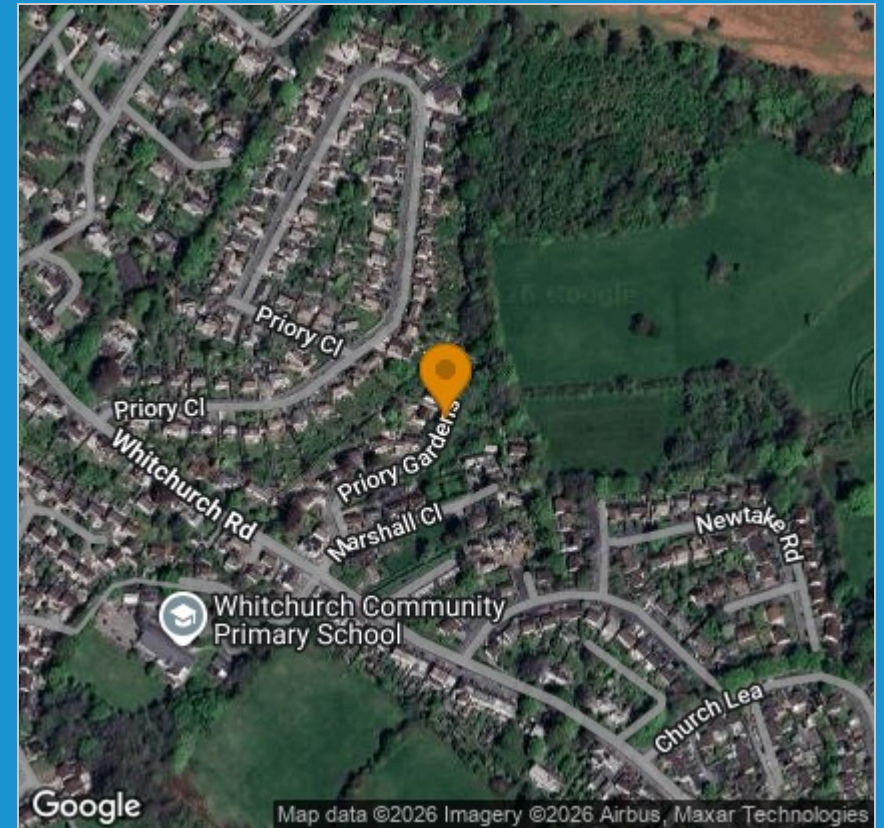
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

