



TAVISTOCK

O.I.R.O. £220,000

Superb Two Double Bedroom Semi-Detached House

 2 Bedrooms

 2 Bathrooms

 1 Reception Room

 EPC Rating: C (73)

  
MILLER  
TOWN & COUNTRY



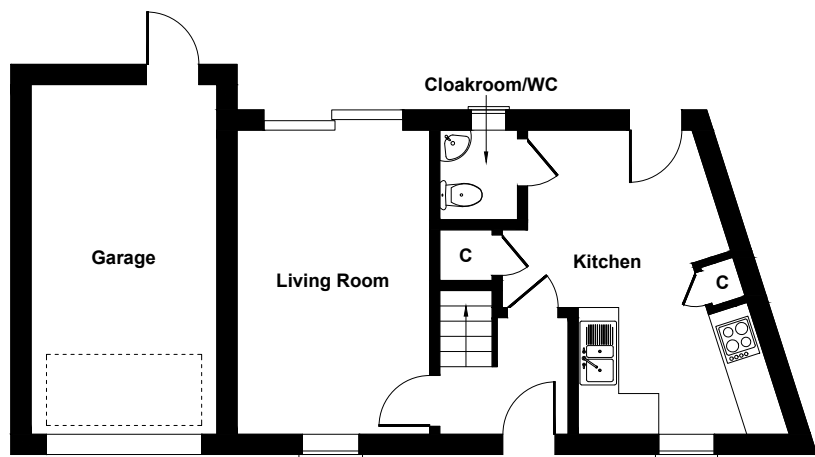
- » Lovely Modern Home
- » 2 Bedrooms with Ensuites
- » Popular Location
- » Front & Rear Gardens
- » Gas Central Heating
- » Double Glazed
- » Garage & Parking

## The Property

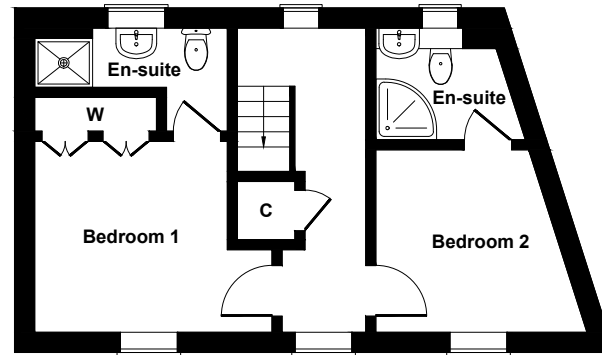
Highly desirable two-bedroom semi-detached house in a sought-after location on the fringe of both Whitchurch and Tavistock. Presented to a high standard throughout this lovely double fronted property, makes a lovely home. On the ground floor is a comfortable sitting room, open plan kitchen/diner and a separate cloakroom/WC. On the first floor are two double bedrooms, both with ensuite shower rooms. The garage is attached to the side of the property and there is a drive providing off-road parking.

## Location

Located on the outskirts of both Whitchurch and Tavistock this property is ideally placed for local amenities including primary and secondary schooling, supermarkets and a wide range of retail outlets as well as a range of leisure opportunities with golf, tennis, bowling and squash clubs, as well as a community pool in Meadowlands. Dartmoor is within walking distance of the front door and there is a cycle route over the Moors to Plymouth.



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
**For Illustrative Purposes Only.**

## Accommodation

### Ground Floor

Hall 6'3" x 6'4"

Kitchen 10'5" x 14'11"

Living Room 9'6" x 15'0"

Cloakroom/WC 3'11" x 3'10"

### First Floor

Landing 6'4" x 15'1"

Bedroom 1 9'5" x 9'5"

Bedroom 1 Ensuite 9'4" x 3'9"

Bedroom 2 10'6" x 9'0"

Bedroom 2 Ensuite 7'3" x 5'6"

### Outside

Garage 9'2" x 17'3"

To the front of the property is a hedged border and path leading to the front door with lawn to either side. To the left is a private drive providing off-road parking and access to the attached garage. To the rear is a pleasant, private south facing garden which is fully enclosed, primarily laid to lawn for ease of maintenance with a paved patio area ideal for enjoying the sunshine during the spring and summer months.

**Services:** Mains electricity, water, drainage, gas. Broadband connected.

**Council Tax Band:** C      **Tenure:** Freehold

### Agents Note

There is an annual service charge for communal green space areas. £87.51 paid half yearly April and October for Year 23/24.



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**VIEWING:**

Strictly through the vendor's sole agents  
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**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.

