



WHITCHURCH

O.I.R.O. £300,000

Light & Bright Detached 2 Bedroom House

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: D (65)

  
MILLER  
TOWN & COUNTRY



- » Detached Two Bedroom House
- » Modern Kitchen & Shower Room
- » Gas Central Heating
- » South Facing Rear Garden
- » Off Road Parking
- » Close to Moors
- » Easy Walk to Village Amenities

## The Property

Interesting two double bedroom detached house in the heart of Whitchurch. The property is in need of refurbishment but has double glazed windows throughout the majority of the house, gas central heating and a recently modernised kitchen and shower room. There is a feeling of light and space throughout the property, and the principal reception rooms and bedrooms all enjoy south facing views over rooftops and surrounding countryside. On the ground floor is a spacious kitchen/dining room and a further sitting room along with a well-proportioned reception hall. There is a small rear south facing garden with pleasant rooftop and country views. Properties like this do not come up often and in such a unique location it is likely this one will not hang around too long.

## Location

The village of Whitchurch is popular and highly sought after. The local amenities which include primary school, Post Office/general stores and public house are within walking distance. There is easy access to open moorland and Tavistock town is a few minutes' drive away.

## Accommodation

### Ground Floor

Open Covered Storm Porch

Reception Hall 6'4" x 5'10"

Kitchen/Dining Room 13'4" x 15'10" (L-Shaped)

Sitting Room 11'5" x 12'10"

### First Floor

Landing/Study Area 15'2" x 5'6"

Bedroom 2 10'3" x 9'11"

Bedroom 1 13'4" x 9'11"

Shower Room/WC 8'8" x 5'6"

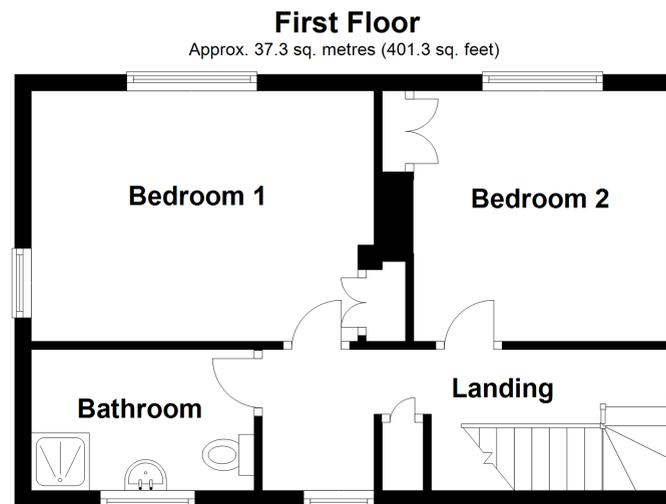
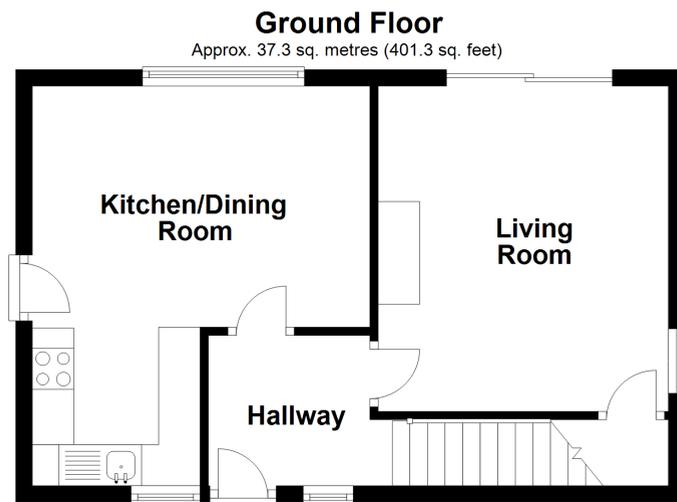
### Outside

The gardens are level and easy to maintain offering a good degree of seclusion with a southerly aspect, and are primarily laid to lawn for ease of maintenance with fenced borders to one side and a stone wall to the rear and other side. There is access down either side of the house connecting the front and rear and on one side is a useful area ideal for bin storage. The front is paved to provide off road parking, with a covered storm porch.

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

**Council Tax Band:** D

**Tenure:** Freehold



Total area: approx. 74.6 sq. metres (802.6 sq. feet)

Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.



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**VIEWING:**

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