



TAVISTOCK

GUIDE PRICE **£450,000**

Immaculate & Extended 3 Bedroom Bungalow

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: C (71)


MILLER
TOWN & COUNTRY



- » Immaculate Extended Bungalow
- » Modern Kitchen/Diner
- » Modern Shower Room
- » Spacious Living Room
- » Three Bedrooms, Main with Ensuite
- » Covered Patio Terrace Overlooking Gardens
- » Garage with Overhead Storage
- » Driveway for Multiple Vehicles
- » Views Over the Town from Rear Garden

The Property

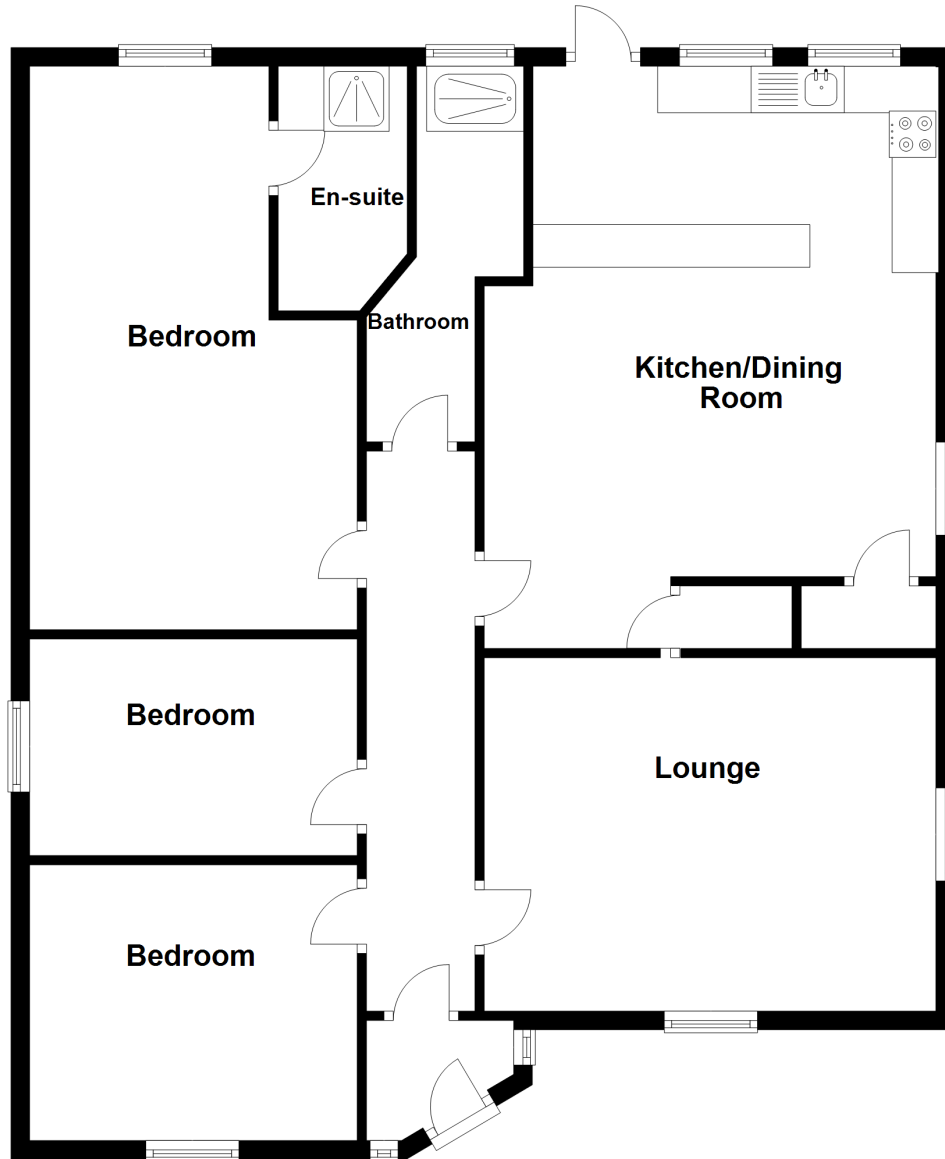
This immaculate, extended bungalow is situated in a quiet residential road between Tavistock and Whitchurch, within walking distance of Whitchurch Down and Tavistock town centre. The bungalow is light and bright throughout with large picture windows, and Velux windows. A large living room at the front overlooks the front gardens, but private from the road. The extended kitchen/diner provides the perfect social space for entertaining friends, or cooking dinner whilst the children are finishing their homework at the table. The main bedroom has also been extended and has an ensuite and dressing area overlooking the rear garden. The other two bedrooms are also a good size, one double and one large single which could also be used as a study, both served by a modern shower room.

Location

Whitchurch is served by a shop, primary school and a popular public house. Tavistock provides good shopping amenities, riverside park, leisure centre and theatre all based around Dartmoor National Park.

Ground Floor

Approx. 105.5 sq. metres (1135.5 sq. feet)



Total area: approx. 105.5 sq. metres (1135.5 sq. feet)

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

Accommodation

Ground Floor

Porch 6'07" x 6'07"

Reception Hall

Living Room 12'10" x 15'10"

Kitchen/Dining Room 18'06" x 16'07"

Shower Room 14'01" x 5'06"

Bedroom 1 9'09" x 17'09"

Bedroom 3 7'10" x 11'11"

Bedroom 2 9'10" x 11'10"

Outside

A recently added glazed open verandah partly covers a spacious patio terrace, accessed from the kitchen, provides plenty of space to bring the party outside with family barbeques when the weather allows. Steps lead down to the lawn with shrub and flower bed borders, along with the shed and summer house. Steps also lead to a pedestrian door into the garage with plenty of overhead storage. At the front there is parking for multiple vehicles and a large low maintenance gravelled garden.

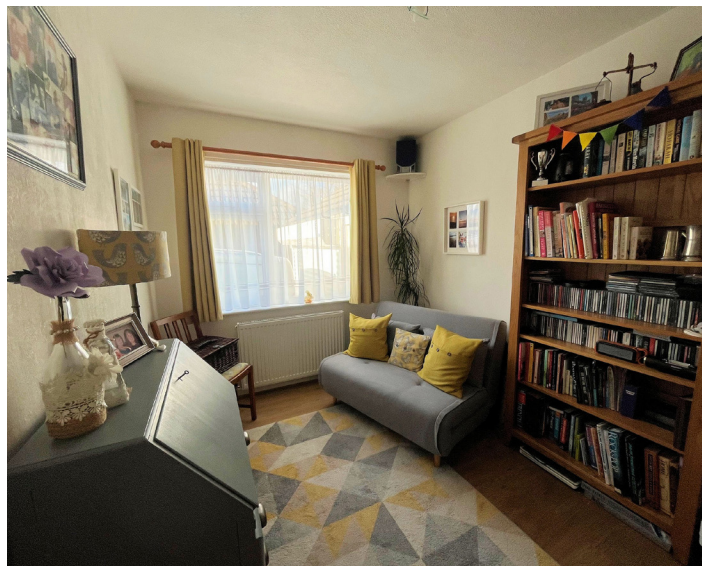
Services: Mains electricity, gas, drainage and water.

Council Tax Band: D

Tenure: Freehold

Agents Note

Under the 1979 Estate Agents act we advise that the vendors are related to an employee working within Miller Town & Country.



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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
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