



TAVISTOCK

O.I.R.O. £625,000

Spacious, Light & Bright 4 Bedroom Detached Home

 4 Bedrooms

 1 Bathroom

 3 Reception Rooms

 EPC Rating: C (69)


MILLER
TOWN & COUNTRY



- » Spacious Detached House
- » 4 Double Bedrooms
- » Light and Bright
- » Large Gardens to the Front & Rear
- » Parking for Several Vehicles & Double Garage
- » Highly Sought After Residential Area
- » Short Walk to Town Amenities
- » Easy Access to Whitchurch Down

The Property

Situated in a sought-after location within a short walk of Tavistock town centre, this spacious detached house offers light and bright accommodation throughout. The generous entrance hall gives a warm welcome to the home. There is a modern kitchen/breakfast room, along with a spacious open plan living/dining room with open fireplace, and a comfortable second sitting room. There is also the all-important downstairs WC, a useful utility room and internal access to the garage. Upstairs there are four double bedrooms and a modern family shower room, and there are pleasant rooftop and countryside views from the front. Whitchurch Down and Tavistock Golf Club are easily accessible and there are various other leisure activities such as tennis, squash, bowling and swimming.

Location: Tavistock is a pretty and historic town situated on the banks of the river Tavy on the western fringes of Dartmoor National Park and provides good shopping amenities as well as easy access to the maritime city of Plymouth and the Tamar Valley. There is a variety of primary and secondary schooling including Tavistock College and Kelly College.

Accommodation

Ground Floor

Open Storm Porch 8'3" x 3'4" (2.51m x 1.02m)
Entrance Hall 7'10" x 15'0" (2.39m x 4.57m)
Cloakroom/WC 8'4" x 3'11" (2.54m x 1.19m)
Sitting Room 11'3" x 17'2" (3.43m x 5.23m)
(Into bay at front)

Kitchen 15'4" x 10'11" (4.67m x 3.33m)
Utility 11'0" x 6'7" (3.35m x 2.01m)
Double Garage 16'11" x 19'11" (5.16m x 6.07m)
Living Room 12'0" x 14'1" (3.66m x 4.29m)
Dining Room 12'6" x 10'4" (3.81m x 3.15m)

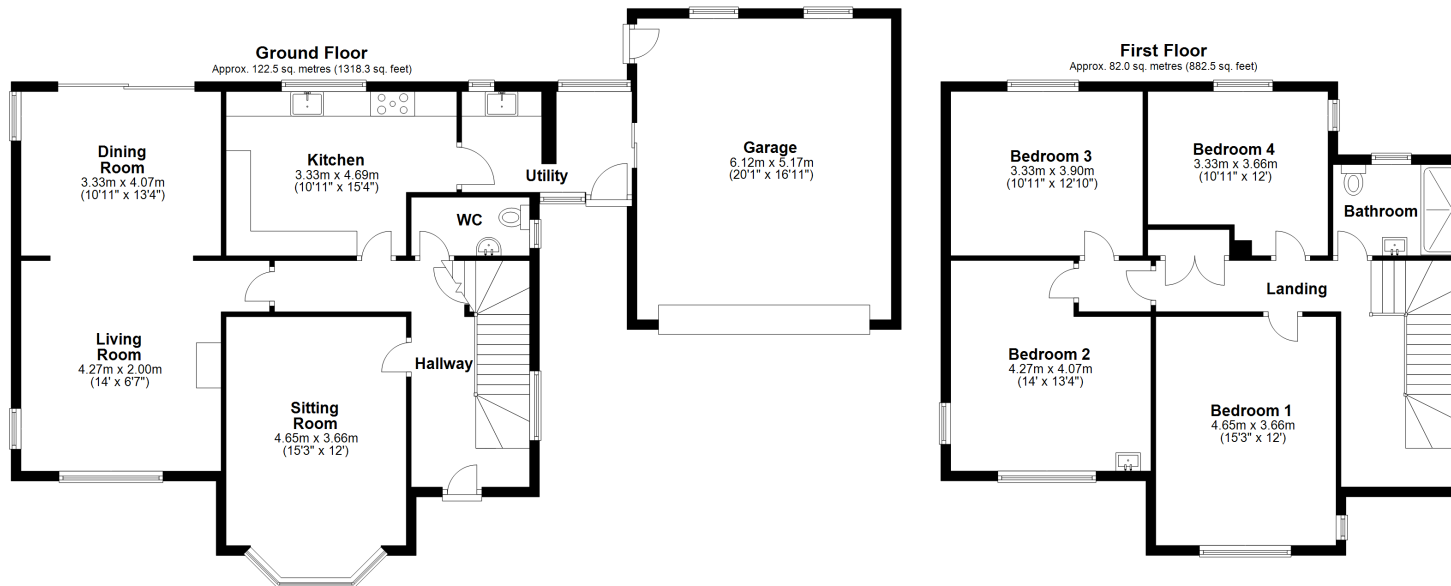
First Floor

Landing 18'6" x 3'4" (5.64m x 1.02m)
Bedroom 1 12'0" x 15'1" (3.66m x 4.60m)
Bedroom 2 14'0" x 12'0" (4.27m x 3.66m)
Bedroom 3 12'5" x 10'2" (3.78m x 3.10m)
Bedroom 4 11'11" x 11'6" (3.63m x 3.51m)
Shower Room 8'5" x 5'11" (2.57m x 1.80m)

Outside: There is a driveway providing off-road parking for several cars and gives access to the garage. There are level lawned gardens with a variety of flower and shrub beds and borders. To the rear of the property is a further area of garden on two levels with generous lawn, well stocked shrub beds, useful storage shed and greenhouse. There is an attractive summerhouse at the far end of the garden, which during the spring and summer months, makes the most of the sunny weather.

Services: Mains electricity, water, drainage and gas. Telephone & broadband connected.

Council Tax Band: F **Tenure:** Freehold



Total area: approx. 204.5 sq. metres (2200.8 sq. feet)

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



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VIEWING:

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