



WHITCHURCH

O.I.E.O. £175,000

Charming 2 Bedroom Character Cottage with Gardens

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: D (55)

**MILLER**
TOWN & COUNTRY



- » Charming Character Cottage
- » In Need of Minor Updating
- » Easy Access to Whitchurch Down
- » Gardens & Potential for Parking
- » Double Glazed Windows
- » Gas Fired Central Heating

The Property

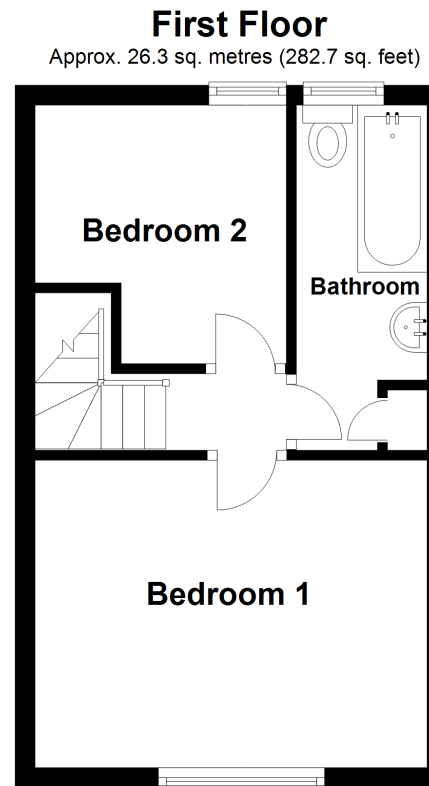
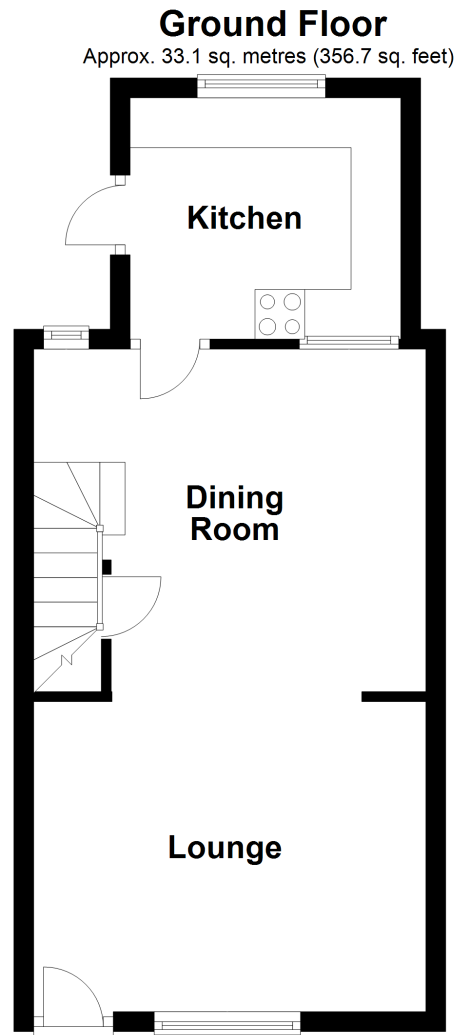
Although in need of some minor updating and cosmetic refurbishment, this charming cottage offers a pleasant open plan living room with fireplace through an open arch to a dining area with stairs to the first floor. At the rear is a kitchen extension with access out to the rear garden. Upstairs are two bedrooms and a bathroom.



Location

The village has a well-regarded primary school, church, public house and Post Office/general store. The nearby bustling market town of Tavistock offers a wide range of retail outlets and primary and secondary schooling. The town sits on the western fringes of Dartmoor National Park and offers easy access to Exeter, about 40 to 45 minutes' drive away, and the nearby maritime city of Plymouth approximately 17 miles away.





Total area: approx. 59.4 sq. metres (639.5 sq. feet)

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

Accommodation

Ground Floor

Kitchen 8'3" x 7'8" (2.51m x 2.34m)

Living Room Area 13'0" x 10'3"
(3.96m x 3.12m)

Dining Room Area 12'10" x 11'3"
(3.91m x 3.43m)

First Floor

Bedroom 1 13'0" x 10'6" (3.96m x 3.20m)

Bedroom 2 8'2" x 8'6" (2.49m x 2.59m)

Bathroom 4'5" x 11'4" (1.35m x 3.45m)

Outside

There is a lovely garden area to the rear, predominantly laid to lawn with a small courtyard area directly to the rear of the kitchen. A small private lane runs alongside the garden and subject to the necessary consents and agreements, one could potentially create parking within the garden.

Services: Mains electricity, water, drainage and gas.

Council Tax Band: B

Tenure: Freehold



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VIEWING:

Strictly through the vendor's sole agents
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TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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