



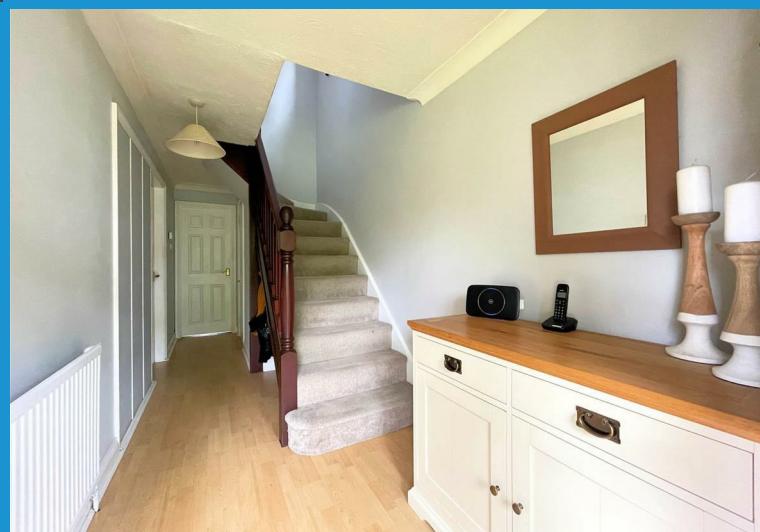


Peacefully situated within a highly sought after area in a quiet cul-de-sac location, this charming, four bedroom, detached home is on the fringes of Tavistock town and within walking distance of open moorland and the popular Tavistock Golf Club. The property offers generous accommodation internally throughout, with off street parking and a garage.

Entering the property to the ground floor, you are greeted into the entrance hall, providing access to the open plan living/ dining room, cloakroom and kitchen. The living/ dining room is a fantastic space with light trailing through thanks to the dual aspect windows as well as an added conservatory to the dining room, allowing the outdoors to be enjoyed within along with access out to the rear garden. The kitchen is separate and has a side door to the rear garden which could allow for scope to extend into this space subject to relevant planning.

To the first floor sits the four bedrooms, each are a good size. With the master being a large bedroom to the front, again benefitting from natural light pouring through, with the two bigger rooms offering built in storage space also. There is also an airing cupboard on the landing. To the first floor additionally sits the family bathroom with modern style shower over bath.

External space offers a front lawned area along with driveway, along with a side path and gate giving access to the rear. The garage benefits from power and houses the gas condensing combi boiler fitted in June 2022. There is also a door to access the garage from the garden. To the rear of the property sits a well presented, private and easy maintenance garden with lawned space as well as steps down to lower garden patio area, pond and greenhouse which is a peaceful space to enjoy.



- Quiet Cul-De-Sac location
- Close to town and moorland
- Private garden

- 4 Bedrooms
- Modern Bathroom
- Potential to extend (STPP)

- Detached

### Situation

\*\*Video Walkthrough Available\*\*

Peacefully situated within a quiet close on the fringes of Tavistock town, we are delighted to offer this charming detached home to the market. Positioned to benefit from the best of both worlds with Moorland, the golf club and Tavistock Town centre available by a walk or short drive from the doorstep of this property. The property offers generous accommodation internally throughout, off street parking and a garage.

### Directions



### Entrance Hall

17'7 x 5'9 (5.36m x 1.75m)

### Living/Dining room

28'7 x 11'5 (max, narrowing to 9'3) (8.71m x 3.48m (max, narrowing to 2.82m))

### Kitchen

10'7 x 8'2 (3.23m x 2.49m)

### Conservatory

#### Bedroom One

14'4 x 9'9 (4.37m x 2.97m)

#### Bedroom Two

11'7 x 8'7 (3.53m x 2.62m)

#### Bedroom Three

10'6 (max) x 7'6 (3.20m (max) x 2.29m)

#### Bedroom Four

8'8 x 7'3 (2.64m x 2.21m)

### Bathroom

6'7 x 5'6 (2.01m x 1.68m)

### Services

Mains electricity, gas, water and drainage.

### Tenure

Freehold

### Council Tax Band

E

### EPC

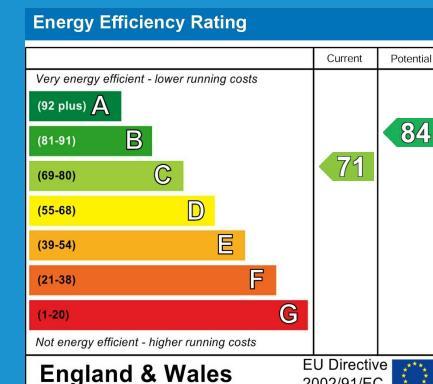
71/C

### Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

### Directions

Coming from Bedford Square, drive up Whitchurch Road and take a left onto Down Road. Proceed all the way to the top of the road and take a left past the golf club. At the cross road, take a left onto Green Lane and proceed for a short while, across the cattle grid. You will shortly come to a left turning signposted St David's road. Take this turning and follow the road all the way around until you come to a right: Heather Close. The property can be found a short distance in, on your right hand side.





# 10 Heather Close | | Tavistock

