



Town • Country • Coast



Drake Gardens

Tavistock

Guide Price £259,000



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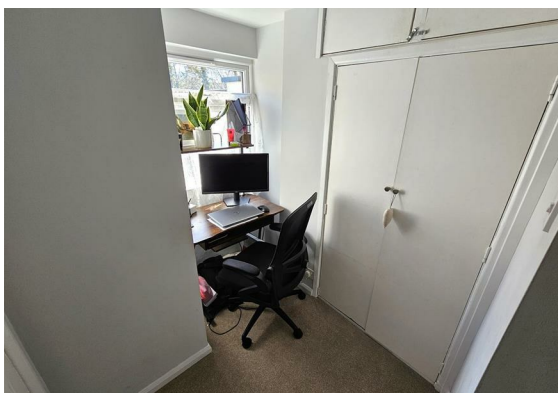
Tavistock

This beautifully presented, three double bedroom home occupies a quiet position at the end of a cul-de-sac in Whitchurch, with parking for two cars and an enclosed rear garden with sunny decked area and outbuilding.

The property boasts a good sized living room with feature wood burning stove for cosy winter evenings and is dual aspect, letting in plenty of natural light. The modern kitchen has a range of wall and base units and wooden worktops. An opening leads into a separate dining room with patio doors opening onto the garden. A door from the dining room leads to an inner hallway with built in cupboards and stairs to the first floor. A window recess is currently utilised as an office space.

Upstairs there are two large double bedrooms both with windows facing the rear and built in cupboards. The third double bedroom also has a built in cupboard. There is a bright and modern bathroom with bath and shower over, WC and basin.

Outside to the front is parking for two cars. To the rear is an enclosed garden, with patio area, generous lawn and decking to the side to soak up the evening summer sun. There is a useful stone outbuilding ideal for storing garden furniture and tools.





Entrance Hall

Living Room

17'0" x 12'2" (5.20 x 3.71)

Kitchen

14'0" x 8'10" (4.29 x 2.71)

Dining Room

11'7" x 8'11" (3.54 x 2.72)

Inner Hall

Bedroom One

14'4" x 9'4" (4.39 x 2.87)

Bedroom Two

11'3" x 8'11" (3.43 x 2.72)

Bedroom Three

11'6" x 7'4" (3.51 x 2.26)

Tenure

Freehold

Services

Mains electricity, gas, drainage and metered water.

Council Tax Band

B

EPC

TBC

Situation

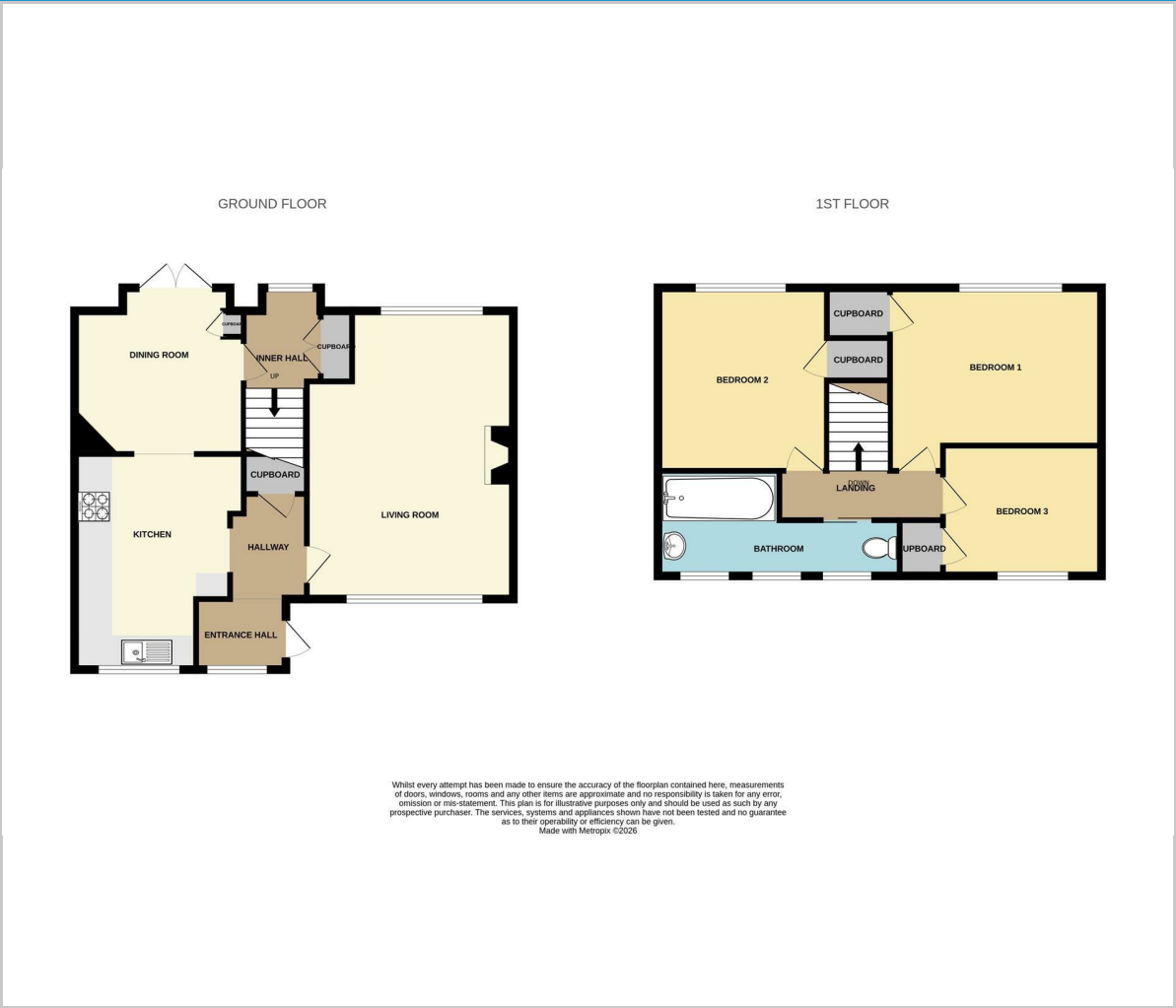
Whitchurch is a popular village on the edge of Tavistock with its own, public house, shop, post office & primary school. Dartmoor is within easy reach as is the Market town of Tavistock. Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers 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

From Tavistock Town Centre, proceed up Whitchurch Road and turn right into Crelake Park. Follow the road down and round to left and continue down to the T-junction. Turn left and the property can be found at the end of the cul-de-sac.



Floor Plan



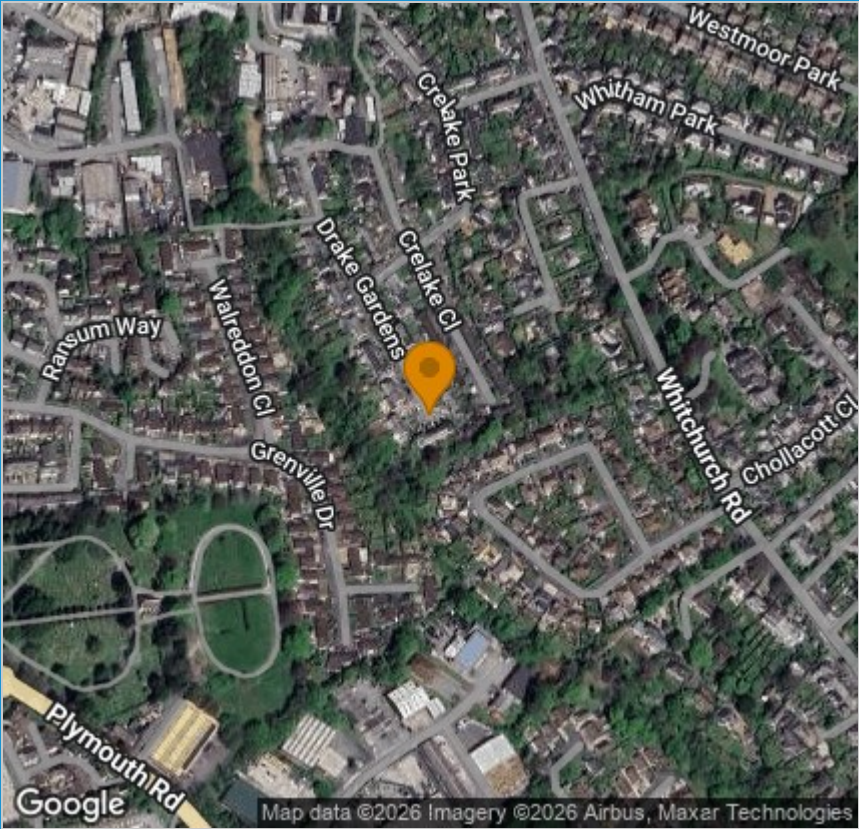
Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

