



Town • Country • Coast



Westmoor Park

Tavistock

Offers Over £450,000



Westmoor Park

Tavistock

NO ONWARD CHAIN. Enjoying outstanding views to the rear across the town of Tavistock, and wrapped by its own large gardens, is this well proportioned detached bungalow offering plenty of space with three double bedrooms, generous lounge/dining room plus a conservatory, gated driveway parking and a tandem double garage. Prominently located in this sought after area within easy reach of the town centre, together with Whitchurch Down and the moors only a short walk away.

The light and airy accommodation is particularly spacious with superb views enjoyed over the gardens and local area. As you enter the hallway there is useful cloaks storage space, housing the gas and water meter, further cupboard housing the electric meter/fuse board. Doors lead to all rooms. A triple aspect lounge/dining room with gas fire and door leading into a conservatory, enjoying a pleasant aspect over the gardens and sliding patio doors. Further sliding door into the kitchen/breakfast room fitted with a range of wall and base units, with integrated fridge, dishwasher and washing machine. Tumble dryer. Built-in eye level double oven, Neff induction hob with canopy extractor hood. A door leads to the rear gardens. Breakfast area with breakfast bar, space for bar stools and door returning to the hall. Three generous double bedrooms, one with stunning views across the gardens and town. A family bathroom boasts a 'P' shaped bath with electric shower over, WC and wash basin, chrome heated towel rail and shaver point.

Outside, approached through timber gates onto a brick paved driveway providing off road parking and giving access to a tandem double garage, with door and windows to side and rear, light and power connected. The gardens surround the property with patio areas, expanses of lawn, mature shrubs and hedge bank, together with established trees. A path between the bungalow and the garage is useful for bin/recycling storage. Outside lighting and tap.





Entrance Hall

Lounge/Dining Room

18'11" x 13'10" (5.77m x 4.22m)

Conservatory

13'10" x 10'3" (4.22m x 3.13m)

Kitchen/Breakfast Room

14'2" x 10'0" (4.33m x 3.06m)

Bedroom 1

11'6" x 11'6" (3.51m x 3.51m)

Bedroom 2

11'6" x 11'1" (3.52m x 3.38m)

Bedroom 3

9'6" x 8'4" plus door recess. (2.91m x 2.55m plus door recess.)

Bathroom

11'6" x 6'2" (3.53m x 1.88m)

Outside

Tandem Double Garage

33'11" x 9'6" (10.36m x 2.92m)

Services

Mains water, electricity, drainage and gas. Worcester gas fired boiler installed in 2023.

Local Authority

West Devon Borough Council - Tax Band D

EPC

D64

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 beautiful attractions such as the Walkham, the Tavy and the Tamar.

Directions

From Bedford Square, proceed over Abbey Bridge and right at the roundabout onto Whitchurch Road. Continue along this road taking the first left hand turning after the Market Inn into Westmoor Park. Follow this road and continue up the hill, bear right, then as you proceed around the corner the property will be found on the right hand side.



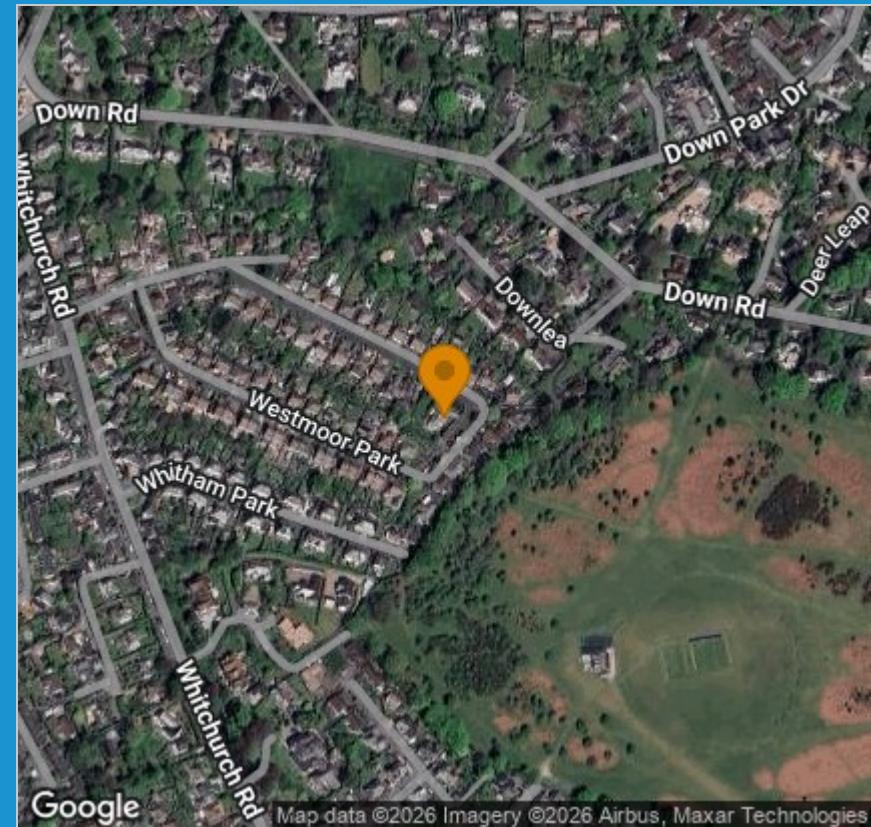
Floor Plan

GROUND FLOOR

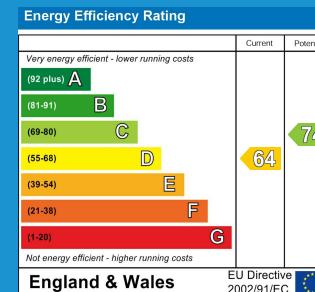


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or working order can be given.
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Area Map



Energy Efficiency Graph



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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