



Westmoor Park

Tavistock

Offers Over £400,000



## Westmoor Park

Tavistock

Occupying a sought after location in Whitchurch, is the detached bungalow residence offering versatile accommodation, formerly a two bedroom property with scope to create further bedrooms also, if desired, subject to any planning consents. Set in a generous plot with large rear garden, detached workshop, extensive decked terrace for entertaining and enjoying stunning views across the town, together with a former garage with toilet and shower facilities.

The beautifully presented accommodation offers a welcoming entrance hall with cloaks cupboard, cosy lounge with attractive flame effect electric fire, main bedroom with pleasant aspect over the front garden. Extensive kitchen/dining room with attractive units under resin coated solid oak worktops, double undermount sink unit, induction hob and built-in oven. Recess for microwave. This room also enjoys superb views across the town and rear gardens. Off the kitchen is a newly fitted shower room with walk-in shower, vanity basin and low level WC.

From the dining area patio doors lead to the gardens and a stairs leads to two store rooms which could be used as occasional bedrooms, with Velux roof lights.

Outside, the driveway provides ample parking for at least 3 to 4 cars, garden area and a gate leads to the rear. The former garage is currently used as an overflow bedroom, with a sink unit, cupboards, WC and shower. To the rear of the property is an extensive decked terrace, ideal for entertaining or enjoying the views. Lawned areas interspersed with pathways and a detached Workshop with power and light connected.





#### Entrance Hall

#### Lounge

14'4" max x 11'6" (4.39 max x 3.52m)

#### Kitchen/Dining Room

23'11" x 7'11" widening to 11'7" (7.30m x 2.42 widening to 3.54m)

#### Shower Room

7'11" x 5'4" max (2.42m x 1.65m max)

#### Bedroom

11'5" max x 11'4" (3.50m max x 3.46m)

#### LOFT ROOMS

Room 1: 3.20m x 2.83m

Room 2: 5.23m x 2.56m

Restricted Head Height

#### Former Garage

17'1" x 8'4" (5.23m x 2.56m)

Incorporating shower facilities, WC and basin. Worksurface and sink.

#### Detached Workshop

19'2" x 11'3" (5.85m x 3.44m)

#### Tenure

Freehold

#### Services

Mains water, electricity and drainage. Night storage heating.

#### EPC

TBC - Commissioned

#### Local Authority

West Devon Borough Council - Tax Band D

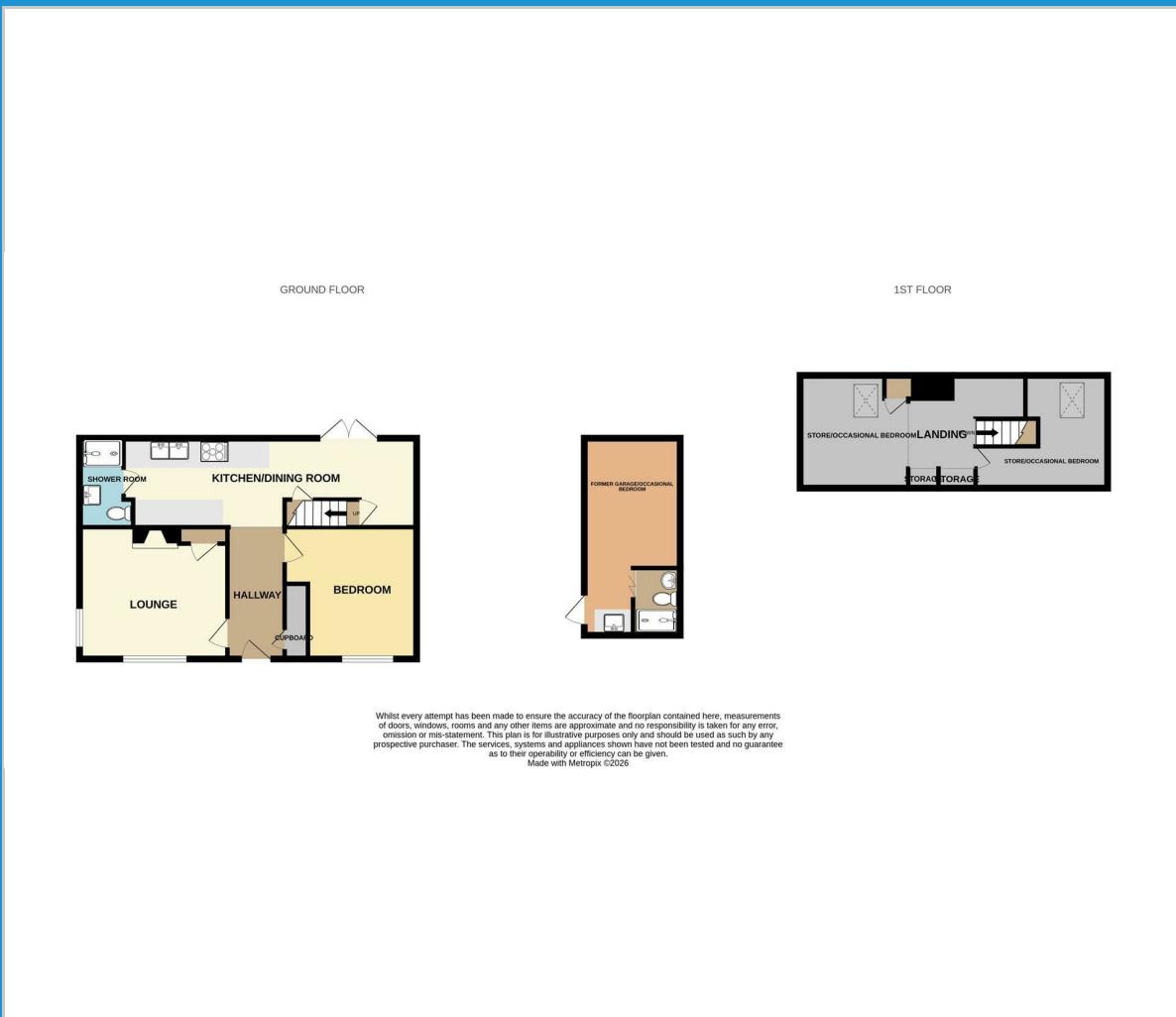
#### Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of located 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.

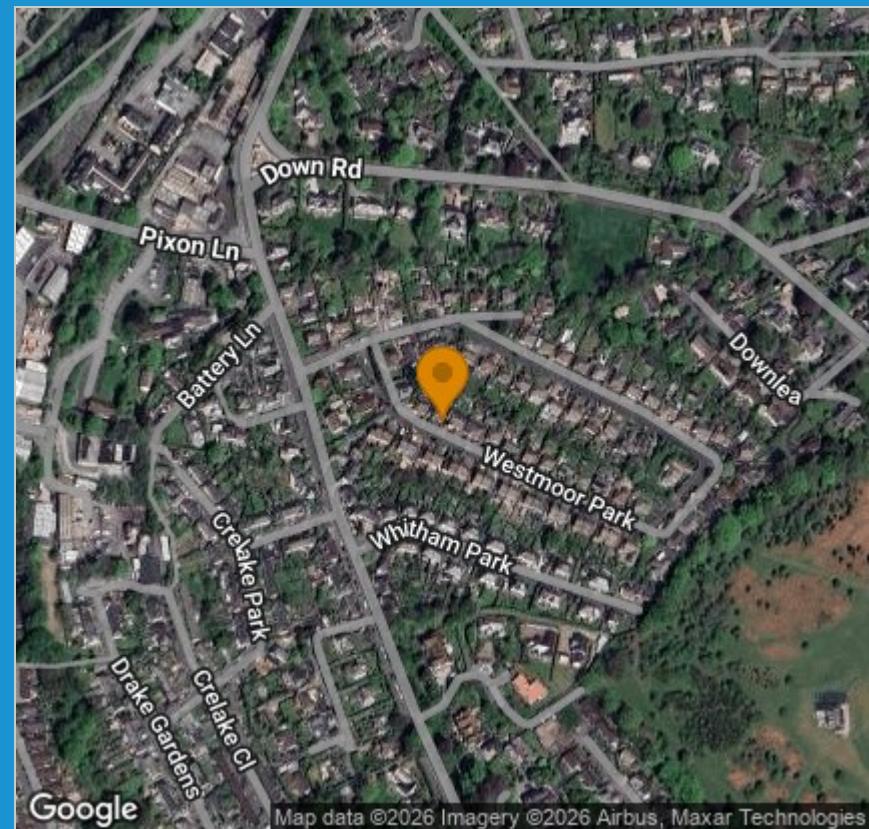
#### Directions

From 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. Follow this road and bear right, proceed around the corner and the property will be found on the left hand side.

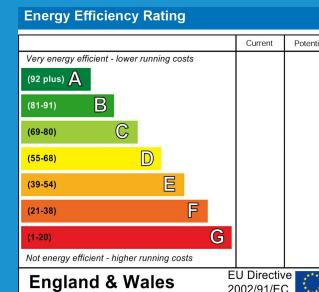
## Floor Plan



## 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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