



Town • Country • Coast



Mohuns Park

Tavistock

Offers Over £325,000



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## Mohuns Park

Tavistock

Offered with NO ONWARD CHAIN. Welcome to this charming two/three bedroom bungalow located in the picturesque Mohuns Park in Whitchurch, and on the fringe of Tavistock.

This delightful property boasts a spacious reception room, perfect for relaxing with family and friends. With a good degree of versatility currently offering three inviting bedrooms, there is ample space for a growing family or visiting guests and the opportunity to revert back to two reception rooms and two double bedrooms with the dining room currently being used as a third bedroom.

Situated in the serene surroundings of Whitchurch, this bungalow offers a peaceful retreat with ample off road parking and garage with steps leading to generous, yet largely enclosed rear gardens which are mainly laid to lawn.

Don't miss the opportunity to make this bungalow your own and experience the tranquillity and charm that Mohuns Park has to offer. Book a viewing today and step into your future home in this idyllic location.







## Entrance Hall

## Living Room

13'11" x 13'10" (4.25 x 4.22)

## Inner Hallway

## Dining Room/Bedroom 3

11'6" x 10'9" (3.52 x 3.3)

## Kitchen

10'7" x 7'10" (3.24 x 2.41)

## Bedroom 1

13'10" x 11'11" (4.23 x 3.64)

## Bedroom 2

11'10" x 9'10" (3.62 x 3.02)

## Bathroom

8'4" x 5'10" (2.55 x 1.79)

## Tenure

Freehold

## Services

Mains electricity, gas, drainage and metered water.

## EPC

D/61

## Council Tax Band

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## 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 Tavistock proceed up Whitchurch road for approximately 3/4 mile, where the road levels out. On the right hand side there will be a turning for Mohuns Park, proceed down the road and around the bend, continue along and then up the hill again, where the property can be found on the right hand side.





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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

