



Town • Country • Coast



Newtake Road

Tavistock

Guide Price £529,500



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## Newtake Road

Tavistock

A rare opportunity to acquire this detached residence in this highly desirable, tucked-away setting, quietly located at the end of a sought after cul-de-sac in Whitchurch. Offering spacious accommodation with three reception rooms, four double bedrooms, twin garages, level enclosed rear gardens with vegetable garden, mature shrubs and extensive resin patio.

A large welcoming hallway offers ample room and gives a feeling of space, with deep understairs storage and stairs rising to first floor. A study/breakfast room, useful downstairs cloakroom and a utility room housing the wall mounted gas fired boiler and space for white goods, with a door leading to the rear. The kitchen is well equipped with a range of wall and base units, with 1.5 bowl sink unit and views over the gardens, gas range cooker, space for fridge/freezer. From the hall doors to the lounge and dining room which are divided by an arch opening. The impressive lounge, with gas fire and views to the front, dining room with sliding patio doors to the rear.

On the first floor landing is a large airing cupboard housing the hot water cylinder and slatted shelving for linen. There are four double bedrooms, one with ensuite wet room and a further family bathroom. Two of the bedrooms have fitted bedroom furniture including wardrobes. The fourth bedroom has a built-in mirror fronted double wardrobe. Access to the loft on the landing, partially boarded with light.

Outside, the tarmac driveway provides ample parking for at least four cars and leads to two garages, both with up and over doors, integral door and a further door to the rear. Front lawned garden. To the rear is an extensive resin patio, outside power and tap. Level lawn with further sun trap patio, useful store shed and vegetable plot.





**Entrance Hall**  
13'3" (max) x 10'6" (max) (4.04 (max) x 3.21 (max))

**Living Room**  
19'0" x 11'4" (5.80 x 3.46)

**Dining Room**  
11'4" x 11'1" (3.47 x 3.40)

**Kitchen**  
12'11" x 7'11" (3.96 x 2.43)

**Utility**  
7'1" x 5'0" (2.16 x 1.53)

**Study**  
9'10" x 6'9" (3.00 x 2.06)

**Twin Garage**  
16'3" x 8'0" and 16'3" x 8'9" (4.97 x 2.45 and 4.97 x 2.68)

**Downstairs WC**

**Bedroom 1**  
14'2" x 12'0" (max) (4.33 x 3.66 (max))

**Wet Room**  
6'5" x 5'0" (1.96 x 1.54)

**Bedroom 2**  
16'10" x 11'4" (5.14 x 3.46)

**Bedroom 3**  
11'11" x 8'4" (3.64 x 2.56)

**Bedroom 4**  
8'6" x 8'5" (2.60 x 2.58)

**Bathroom**  
8'4" x 6'5" (2.55 x 1.96)

**Tenure**  
Freehold

**Services**  
Mains electricity, gas, drainage and metered water.

**Council Tax Band**  
E

**EPC**  
67 D

**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 until you pass the primary school on the left. Turn left into Churchill Road and then left again into St Andrews Road and then right into Newtake Road. Follow the road up and round to the right and continue to the end of the cul-de-sac where the property can be found on your right.

## Floor Plan



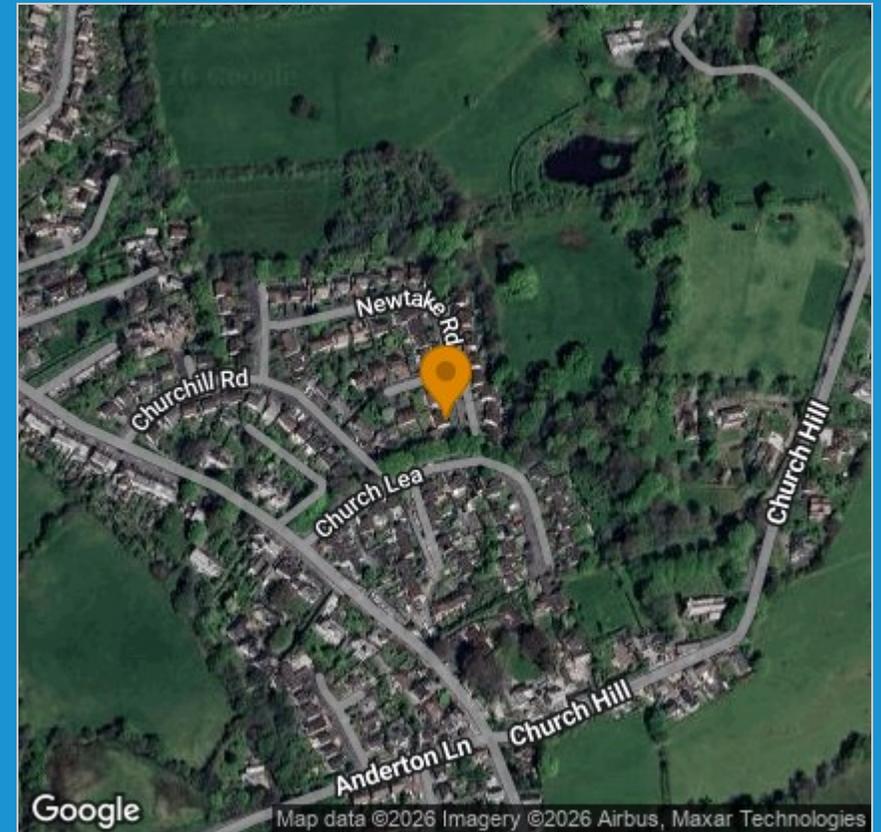
## Viewing

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

