



Town • Country • Coast



Philpott Lane  
Tavistock

Guide Price £540,000



## Philpott Lane

Tavistock

Occupying a sought after location within Philpott Lane, on the edge of Tavistock, is this superbly presented, well proportioned four double bedroom link detached family home. Enjoying stunning views from the front elevation across countryside, Crowndale football fields and rural views beyond. The property benefits from underfloor heating throughout, provided by an air source heat pump, being highly energy efficient to run. There are easy to maintain gardens with extensive patio for entertaining and dining al fresco, together with a driveway providing off road parking for two vehicles and a garage.

A gabled entrance porch leads into a welcoming hallway, with cloakroom and two large storage/cloaks cupboards. A triple aspect 26'ft lounge/dining room is a particular feature of this property with two sets of French doors onto the rear patio and gardens. There is a woodburning stove for those cosy evenings. The kitchen/breakfast room is comprehensively fitted with a range of wall and base units incorporating a carousel unit, deep pan and cutlery drawers, integrated dishwasher and fridge/freezer, with electric Neff double oven, induction hob and canopy extractor over. A door from the kitchen leads into the utility room with matching wall and base units, space for white goods and an integral door into the garage.

On the first floor, a generous landing with further ample linen storage cupboards and doors leading to four double bedrooms, one with ensuite shower room and a family bathroom. Both bathrooms boast dual rainfall and detachable head mains fed showers.

Outside, a driveway provides ample parking for at least two vehicles, with access to the garage. Garden area to front and path to side, where the air source heat pump is located. The rear gardens are easy to maintain with gravelled seating areas and an extensive patio.





#### Hallway

#### Cloakroom WC

**Living/Dining Room**  
26'10" x 12'4" (8.18 x 3.78)

**Kitchen/Breakfast Room**  
12'2" x 11'5" (3.71 x 3.50)

**Utility Room**  
8'4" x 7'4" (2.56 x 2.25)

**Bedroom 1**  
11'4" x 8'11" (3.47 x 2.72)

**En-suite**  
5'8" x 3'10" (1.74 x 1.17)

**Bedroom 2**  
11'6" x 10'2" (3.51 x 3.10)

**Bedroom 3**  
11'5" x 9'5" (3.50 x 2.88)

**Bedroom 4**  
12'4" x 9'11" (3.77 x 3.04)

**Bathroom**  
7'6" x 5'6" (2.29 x 1.68)

**Garage**  
18'7" x 16'4" (max) (5.67 x 4.98 (max))

**Tenure**  
Freehold

#### Services

Mains water, electricity and drainage. Air Source Heat Pump for hot water and underfloor heating.

**EPC**  
D64

**Local Authority**  
West Devon Borough Council - Band E

#### 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 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 variety of local rivers, including the Walkham, Tavy and Tamar.

#### Directions

From Tavistock town centre head along Plymouth Road, passing the Texaco garage, at the mini round-a-bout turn right passing Westmoor Vets. After a short distance you pass over a hump bridge and Philpott Lane is found on your right hand side. The property is the first one on the left.



## Floor Plan



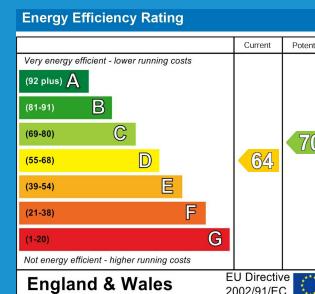
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: [Tavy@viewproperty.org.uk](mailto:Tavy@viewproperty.org.uk) [www.viewproperty.org.uk](http://www.viewproperty.org.uk)