



58b, Whitchurch Road







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Tavistock, Devon, PL19 9BD

Bus Stop 200 yards • Whitchurch Down 250 yards (on foot) • Meadowlands Park/Leisure Centre 0.4 miles • Town Centre 0.6 miles • Supermarkets, Fuel Station • Plymouth 14.5 miles

In a highly desirable location, accessible to both Tavistock town centre and Whitchurch Down, an exceptionally well-maintained, detached 3-bedroom house sitting in colourful gardens, complete with a garage, parking and office/studio below.



- Chain-free, Detached 3-bedroom Home
- Three Bedrooms, Two Receptions
- Colourful South and West-facing Gardens
- Close to Amenities and Open Moorland
- Freehold
- Keenly Maintained in Superb Condition
- Recently Fitted, Well-equipped Kitchen
- Private and Sheltered Plot
- Driveway, Garage and Office/Studio Space
- Council Tax Band: E

Guide Price £445,000

Stags Tavistock

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SITUATION

This hugely appealing home is situated in an extremely well-regarded area, on the south-eastern outskirts of Tavistock. The house benefits from a hugely convenient position, just over half a mile from the town centre, whilst other local amenities and facilities, including two pubs, a local shop/post office and a sought-after local primary school, are all within a mile. There is also direct access (on foot) to Whitchurch Down, just 250 yards away, leading on to the full expanse of Dartmoor National Park, making the house an ideal prospect for those who enjoy an outdoors-oriented lifestyle. Additionally, there is a stop on the bus route into the town centre within 200 yards, and Drake's cycle trail is around 1 mile away.

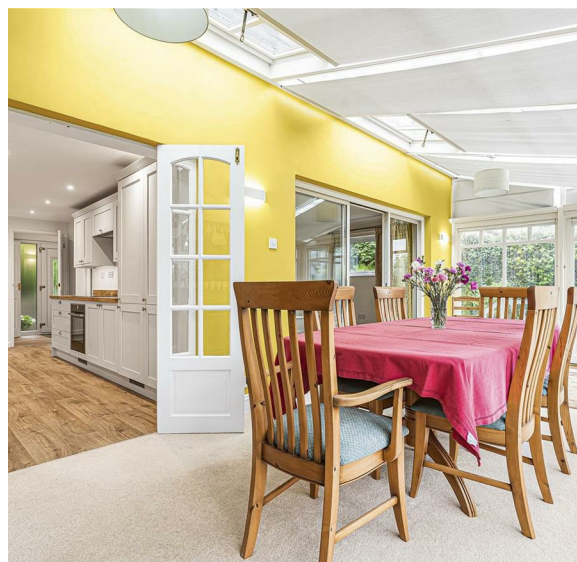
Tavistock itself is a World Heritage site and a thriving market town, rich in history. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly. Plymouth is 15 miles to the south whilst the city of Exeter lies some 45 miles to the northeast, providing connections to London and the rest of the UK via its railway links, international airport and the M5 motorway.

DESCRIPTION

This appealing, well-rounded and energy-efficient (C-rated EPC) detached house was built, we understand, in the 1970s, and has been exceptionally well maintained and comprehensively upgraded during our client's recent ownership, now being offered to the market with no onward chain. The accommodation is bright, extremely well presented and tastefully finished, enjoying excellent privacy and comprising three bedrooms, two receptions, a newly fitted kitchen and a contemporary bathroom. Recent improvements include full external redecoration, total replacement of the roof and rainwater goods (2026), internal decoration and a newly fitted kitchen, as well as improvements to the garage and new fencing in the garden. Externally, the property benefits from some lovely, well-kept gardens on three sides, which offer excellent space for keen horticulturists and also feature a gentle brook. Finally, there is a detached two-storey garage building with a versatile office/studio room beneath. This superbly located and well-balanced home should appeal to a variety of prospective purchasers, offering quality, comfort and convenience in equal measure.

ACCOMMODATION

The house is accessed beneath a canopied porch into a bright and welcoming entrance hallway, where stairs rise to the first floor and there is a deep understairs storage cupboard, alongside a cloakroom fitted with a good range of low-level cupboards.





The sitting room enjoys a dual aspect, overlooking the side gardens and looking through the conservatory to the rear garden, and is centred around a stone fireplace housing a gas fire. The recently upgraded kitchen is fitted with a comprehensive range of cupboards and cabinets with timber work surfaces and unit downlighting, incorporating a 1.5-bowl stainless steel sink and drainer, along with integrated appliances including a Lamona dishwasher, washing machine and condenser tumble dryer, Neff multifunction oven with slide-and-hide door, Lamona five-ring induction hob with extractor over, and a built-in fridge and separate freezer. Connecting the kitchen and sitting room is a superb, full-length Amdega hardwood conservatory, enjoying a lovely outlook over the gardens towards surrounding countryside, and currently serving as a dining room. The conservatory also features patio doors to the side garden and full-length overhead blinds. On the first floor are three bedrooms, including a very good-sized principal room with double fitted wardrobes and a wall-mounted television. The second bedroom is also a double and, like the principal room, enjoys attractive views to the rear, while the third is a single bedroom, suitable for use as a home office or study. The accommodation is completed by a tastefully finished family bathroom, fitted with both a panelled bath and a fully tiled shower enclosure, plus a touch-sensitive vanity mirror and a chrome, ladder-style towel rail.

OUTSIDE

Off the roadside, a tarmac driveway sits in front of a detached garage with an insulated roof and an electric remote controlled insulated roller door. Steps then lead down through the front garden to the property's entrance. Beneath the garage is a lower level, offering potential for use as a home office, gym, studio or hobby space, with internal power and lighting. The property's colourful gardens surround the house on three sides, facing south and west, and are well-planted with a variety of mature shrubs and established hedging, providing good privacy and shelter, whilst also featuring a paved patio area, ideal for outdoor dining and barbecuing, plus a gentle brook providing a sense of tranquillity.

SERVICES

All mains-supplied services are connected, with gas central heating throughout. Ultrafast broadband is available, and good mobile voice/data services are available via all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agents, Stags. The What3words reference is [///trees.void.costumed](https://www.what3words.com/?q=///trees.void.costumed). For detailed directions, please contact the office.

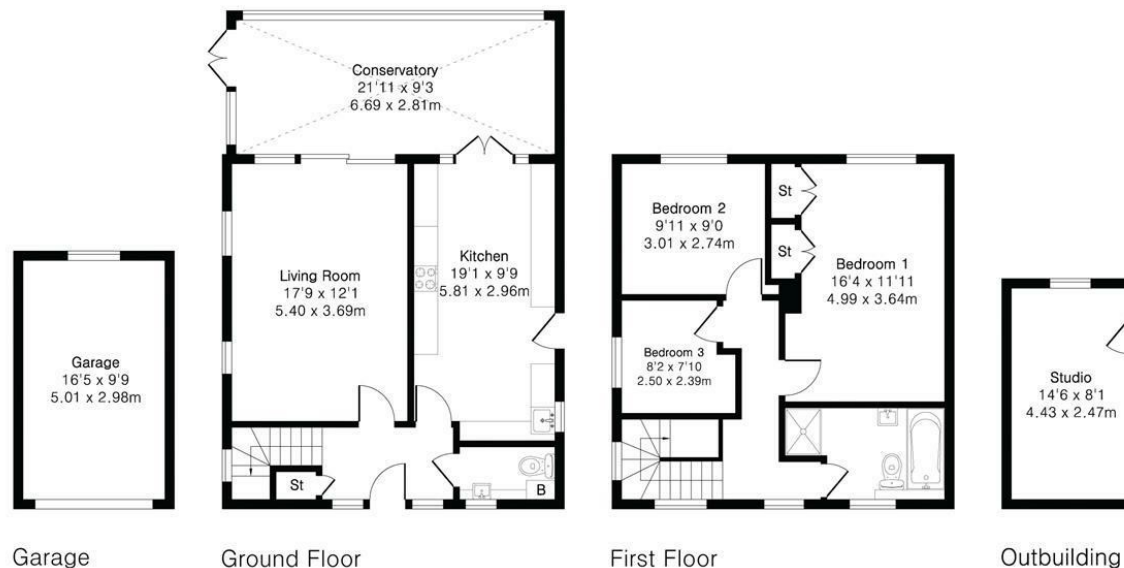
**Approximate Gross Internal Area 1245 sq ft - 116 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 731 sq ft – 68 sq m

First Floor Area 514 sq ft – 48 sq m

Garage Area 161 sq ft – 15 sq m

Outbuilding Area 118 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	74
	EU Directive 2002/91/EC	



