



TAVISTOCK

O.I.E.O. £465,000

Light & Bright Detached 4 Bedroom House

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: B (84)

  
MILLER  
TOWN & COUNTRY



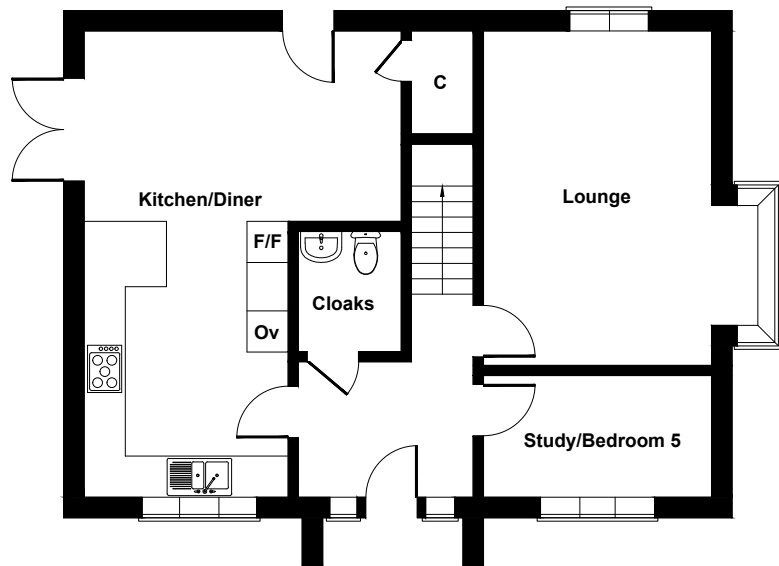
- » Detached Property
- » 4 Double Bedrooms, Study
- » Modern Kitchen/Dining Room
- » Upgraded Fittings Throughout
- » Two Gardens
- » Driveway & Garage
- » Brand New Development
- » NHBC Certificate

## The Property

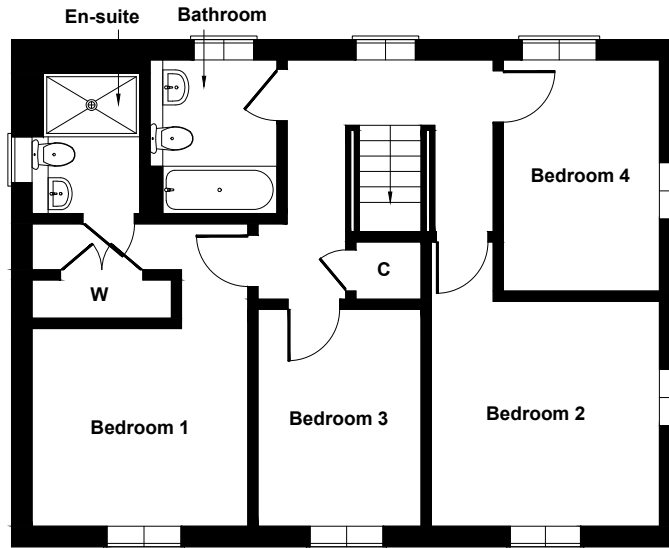
This two year old four/five bedroom home is situated in a private cul-de-sac on a new development on the edge of the town. The hallway welcomes you into the well laid out ground floor with a cosy living room with square bay window, a light and bright upgraded kitchen/dining room with patio doors overlooking the upper garden, a study/bedroom five, and the all-important downstairs WC. Upstairs are four double bedrooms, the master with built-in wardrobes and ensuite shower room, and a spacious main bathroom.

## Location

Tavistock is a thriving market town with a wide range of independent shops, cafes and restaurants, as well as schooling, local services and supermarkets. There is a broader range of retail and business services in nearby Plymouth as well as rail connection to London in both Okehampton and Plymouth. Tavistock is an outdoor-enthusiast's paradise sitting on the fringe of Dartmoor National Park to the east and the beautiful Tamar Valley to the west. The beautiful south coast beaches are just a short drive away.



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**

## Accommodation

### Ground Floor

Hall 8'2" x 7'1"

Kitchen/Diner 9'11" extending to 14'11" x 22'6"  
 (L-shaped)

Lounge 13'4" x 16'3" (Max)

Study/Bed 5 11'1" x 5'11"

Cloakroom 4'9" x 5'11"

### First Floor

Landing 11'7" x 11'1"

Bedroom 1 10'7" x 14'8" (Incorporating built-in wardrobes + dressing area)

Ensuite 4'6" x 6'10"

Bedroom 2 11'5" x 11'0"

Bedroom 3 7'8" x 11'2"

Bedroom 4 7'7" x 10'7"

Bathroom 6'2" x 7'6"

### Outside

Garage 9'10" x 19'8"

At the front, there is a driveway with parking for one vehicle, a single garage with storage above, and pedestrian access to the upper garden. This is a cosy sun trap with plenty of space to enjoy a summer G&T. Steps lead to the lower part of the garden with a decked seating area, shed, and plenty of space for raised beds.

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

**Council Tax Band:** E

**Tenure:** Freehold

**Agents Note:** There is an annual service charge for maintenance of communal areas. 01 Jan 24 to 31 Dec 24: £195.69



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**VIEWING:**

Strictly through the vendor's sole agents  
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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

