



WHITCHURCH

O.I.E.O. £475,000

Fully Refurbished Detached 4 Bedroom Home

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: B (81)


MILLER
TOWN & COUNTRY



- » Substantial Detached Home
- » Undergone Complete Refurbishment
- » Extended Kitchen/Diner with Bi-Fold Doors
- » Solar Panels with Battery Storage
- » Spacious Living Room, Separate Dining Room
- » 4 Bedrooms, Master Ensuite
- » Driveway, Garage, Private Rear Garden
- » Pod for E.V Charging

The Property

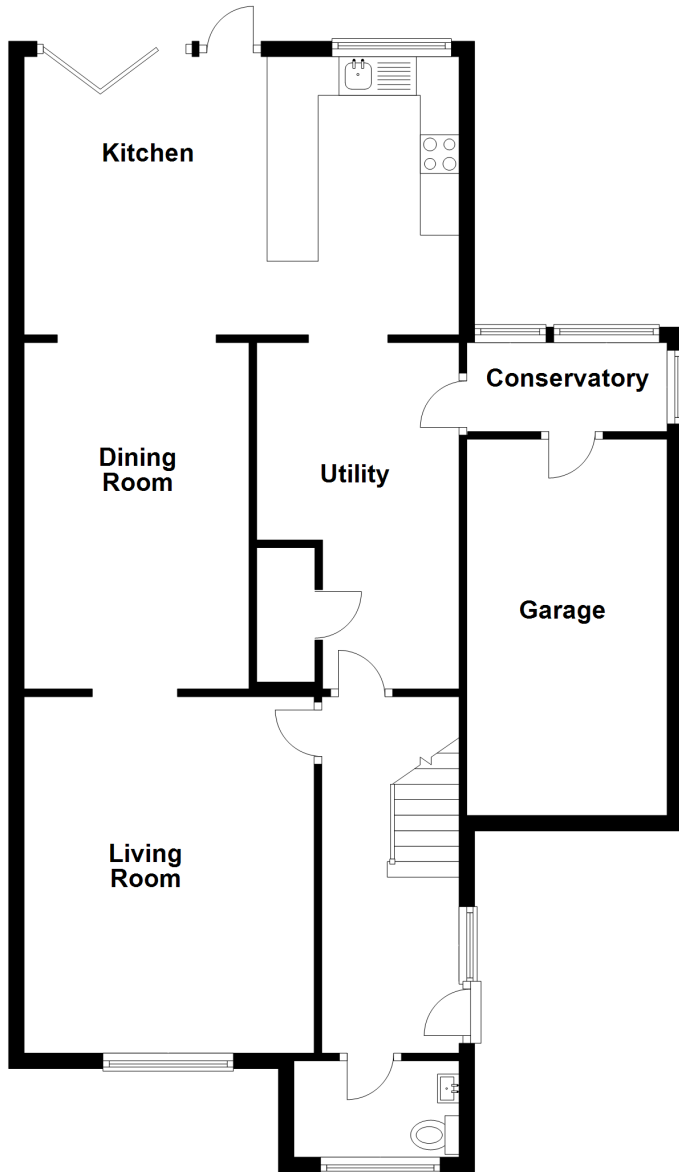
This substantial detached home located in a quiet residential area has undergone a full refurbishment in the current ownership including a large extension at the rear housing a modern kitchen/diner with bi-fold doors overlooking the gardens. This flows through to a dining room, currently a games room big enough for a snooker table and opens to the spacious living room at the front. A large 'boot room' has also been created, perfect for large family with lots of welly boots and outdoor gear, and somewhere for the dog to be towelled off! Upstairs the layout has been altered to allow for four good size bedrooms with a large modern family bathroom. The main bedroom has an ensuite shower room, and the second bedroom also has a walk-through dressing room/study.

Location

Located on the fringe of the highly sought after village of Whitchurch which has a well-established primary school, the property is a short walk from the local Post Office and store as well as the Whitchurch Inn and Whitchurch Down for those who enjoy getting onto Dartmoor.

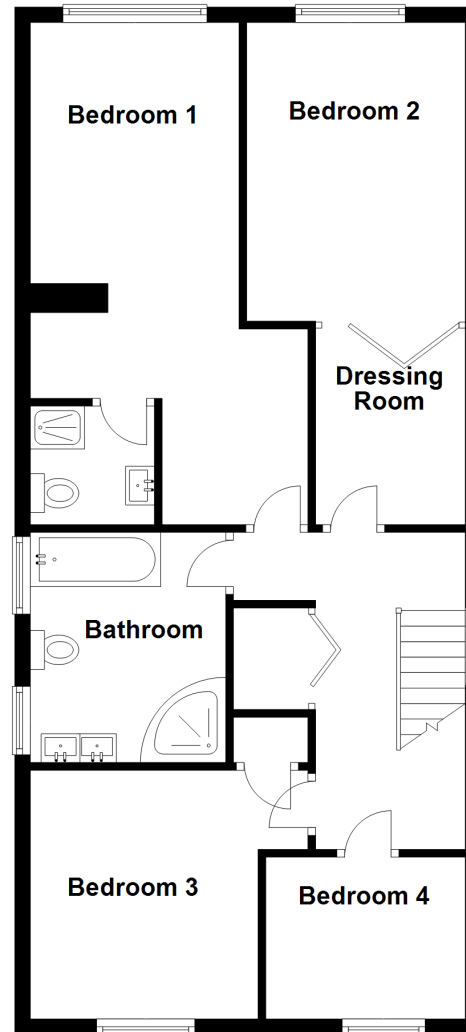
Ground Floor

Approx. 91.8 sq. metres (988.1 sq. feet)



First Floor

Approx. 73.1 sq. metres (786.5 sq. feet)



Total area: approx. 164.9 sq. metres (1774.6 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Accommodation

Ground Floor

Hallway

WC 4'00" x 6'00"

Living Room 15'00" x 12'03"

Dining Room 9'06" x 14'08"

Kitchen 11'09" x 18'04"

Boot Room 14'08" x 6'08"

Rear Lobby 8'02" x 5'01"

First Floor

Bedroom 4 8'08" x 7'03"

Bedroom 3 10'06" x 9'07"

Bathroom 9'09" x 8'05"

Bedroom 1 8'09" x 22'01" (L-Shaped)

En-suite 5'00" x 5'02"

Bedroom 2 9'01" x 11'00"

Dressing Room 6'07" x 9'03"

Outside

A patio terraced seating area and level lawn leads to a sunken garden with room for a trampoline just below the Devon Bank accessing a level grassed area above. At the front is a private driveway with pod points for E.V charging leading to garage.

Services: Mains water, drainage, gas, electricity.

Solar panels with battery storage back-up.

Council Tax Band: E

Tenure: Freehold



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VIEWING:

Strictly through the vendor's sole agents
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Council Tax Band: E

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.

