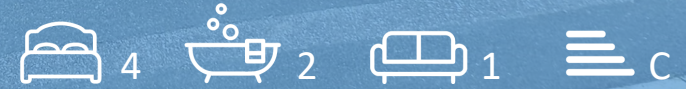




Town • Country • Coast



Priory Gardens, Tavistock  
Offers In Excess Of £425,000









# Priory Gardens

## Tavistock

AVAILABLE WITH NO ONWARD CHAIN. This beautifully presented unique, architecturally designed detached home was built in 2007 and is set in the heart of Whitchurch. The family home boasts four double bedrooms along with an open plan kitchen / dining room and spacious living room. There is off road parking for two cars and an integral garage. The garden is level and with generous proportions, it has a low maintenance astro-turf lawn, perfect for those with a busy family. Whitchurch Primary School is a short walk away and is highly thought of in the area. The property has been recently improved by the current vendors, including a newly fitted kitchen 2022 and new gas combination boiler installed in 2023.

You enter the property in to the entrance hallway with a cloakroom WC and the stairs to the first floor. To your left is a sizeable living area with a large bay window with a window seat that allows natural light flood in. The kitchen / dining room is open plan offering plenty of storage with patio doors opening out to the rear garden, encouraging you enjoy some al fresco dining in the warm summer months.

Upstairs a spacious landing takes you to the four double bedrooms, the master benefits from an en-suite bathroom consisting of a modern bath with shower over, WC & basin. The bedroom above the garage boasts a walk in wardrobe. The family bathroom has bath, WC & basin.



### Entrance Hall

**Living Room**  
Into Bay window

18'0" x 11'1" (5.5 x 3.4)

**Kitchen / Dining Room**  
Max

18'0" x 12'1" (5.5 x 3.7)

**Cloakroom**

**First floor landing**

**Bedroom 1**

11'9" x 11'5" (3.6 x 3.5)

**En-Suite**

**Bedroom 2**

14'1" x 9'2" (4.3 x 2.8)

**Walk in Wardrobe**

9'2" x 3'7" (2.8 x 1.1)

**Bedroom 3**

10'9" x 9'10" (3.3 x 3)

**Bedroom 4**

10'9" x 7'10" (3.3 x 2.4)

**Family Bathroom**

8'2" x 6'2" (2.5 x 1.9)

**Tenure**  
Freehold

**Council Tax**  
Band D

**Services**

Mains Electricity, Gas, Water & Drainage





**Outside**

Double doors open out to a decked area with space for garden furniture and barbecue offering a fantastic space to enjoy afternoon sun and entertaining, with a door providing access to the rear of the garage and steps leading to level garden area. The garden offers a low maintenance Astro turfed lawn providing a generous space to enjoy in all seasons. This space is enclosed by wooden fencing and stone walling with a further lawned area that the current owners like to leave for as a wild garden. To the side of the property is gated access to the front and on the other side is a shed and storage area.

**Agents Note 1**

There is currently planning permission on the neighbouring garden for a four bedroom detached house with a separate entrance. Full details will be available upon request, the planning reference number is 2400/22/FUL.

**Agents Note 2**

This property is owned by one of the directors of View Property.

**Directions**

From Tavistock town centre proceed along Whitchurch Road for approximately 1 mile, opposite Whitchurch Primary School turn left into Primary Gardens and the property is the first on your left hand side.

**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.







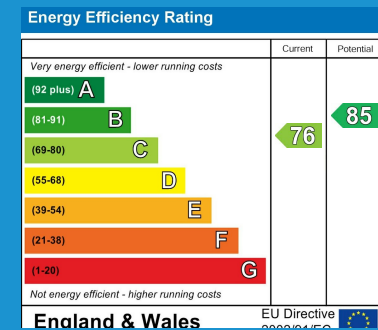
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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