



Town • Country • Coast



Kestrel Park

Whitchurch, Tavistock

Asking Price £375,000



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This light and spacious, double fronted, detached, four bedroom family home is situated in a quiet cul-de-sac location in a sought after estate on the fringes of Tavistock and is being offered to the market with NO ONWARD CHAIN!

The property boasts a generous dual aspect living room with patio doors out onto the large deck as well as a bright kitchen diner with modern fitted units, a useful utility room and downstairs WC.

On the first floor is a large master bedroom with fitted wardrobes and a modern en-suite shower room, a family bathroom with bath and shower over, WC and basin and another double bedroom. Up on the second floor is a further two good sized double bedrooms.

Outside, there is a large deck, providing a perfect space to sit out on a sunny day, as well as a large patio area with steps leading down to a further gravelled area.

The property benefits from two separate garages and additional off road parking.





Entrance Hall

Living Room

16'03 x 9'10 (4.95m x 3.00m)

Kitchen

16'04 x 9'07 (4.98m x 2.92m)

Utility Room

6'06 x 4'02 (1.98m x 1.27m)

Downstairs WC

Bedroom 1

16'03 x 9'11 (max) (4.95m x 3.02m (max))

En-suite

Bedroom 2

10'06 (max) x 9'07 (3.20m (max) x 2.92m)

Family Bathroom

6'06 x 5'06 (1.98m x 1.68m)

Bedroom 3

11'09 x 10'02 (3.58m x 3.10m)

Bedroom 4

11'09 x 9'09 (3.58m x 2.97m)

Tenure

Freehold. The garages are on a long lease, 999 years from 2008. Maintenance charge £150 pa.

Services

Mains gas, electricity, drainage and metered water.

Council Tax Band

D

EPC

C

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 number of local rivers, including the Walkham, Tavy and Tamar.

Directions

Take the A386 Plymouth Road out past Tesco supermarket continue to the roundabout and take a left into the Tiddybrook Estate. Follow Buzzard Road round and take the right hand turn into Kestrel Park. Take another right and continue to the end of this road, taking a slight right and then left taking you to the end of the cul-de-sac where the property can be found on your right hand side.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

