



Town • Country • Coast



Anderton Court  
Whitchurch, Tavistock

Price Guide £295,000



## Anderton Court Whitchurch, Tavistock

Tucked away in the sought after area of Whitchurch is this well presented, renovated and extended three bedroom semi detached property which benefits from off road parking, spacious living accommodation and a secluded garden.

You enter the property through a porch which offers a great space for coats and shoes. This flows into the entrance hall way. Off the entrance hall is the living room, dining room and kitchen. The kitchen benefits from an extension increasing the range of wall and base level units, perfect for storage. The kitchen also boasts a large amount for worktop space and a door into the garden. The living room is adjacent to the kitchen and is spacious yet cosy, benefitting from a wood burner. There is also a large bay window inviting plenty of natural light into the room. The dining room offers a great space for family entertainment and dinners. Located in what originally was the once the single garage, this space has been well utilised to enhance the space.

On the first floor are three good sized bedrooms and family bathroom. The family bathroom can be found at the top of the stairs and benefits from a stylish and modern three piece suite. The second bedroom is adjacent to the bathroom and is a generous double. In the second bedroom there is a large window offering views over the garden and the green beyond. The third bedroom is again a good size bedroom and is laid out in an L-shape with a sizeable storage cupboard as well as another large front aspect window offering viewings over the cul-de-sac beyond. Finally, the master bedroom is a very large double bedroom offering plenty of space for bedroom furniture. The master bedroom is also front aspect and benefits from a personal door leading out to a balcony.

Outside the property benefits from a driveway which could be extended if desired. The rear garden is a good size and is very well secluded. There is also a large shed of which is very useful for storage.





#### **Kitchen**

21'06 x 7'04 (6.55m x 2.24m)

#### **Dining Room**

15'08 x 7'10 (4.78m x 2.39m)

#### **Living Room**

12'07 x 12'03 (3.84m x 3.73m)

#### **Hallway**

11'08 x 9'11 (3.56m x 3.02m)

#### **Bedroom One**

13'05 x 9'03 (4.09m x 2.82m)

#### **Bedroom Two**

11'09 x 9'01 (3.58m x 2.77m)

#### **Bedroom Three**

9'11 x 5'05 (3.02m x 1.65m)

#### **Bathroom**

7'11 x 5'05 (2.41m x 1.65m)

#### **Shed**

12'0 x 6'0 (3.66m x 1.83m)

#### **EPC**

62/D

#### **Tenure**

Freehold

#### **Services**

Mains water, gas, electricity and drainage,

#### **Council Tax Band**

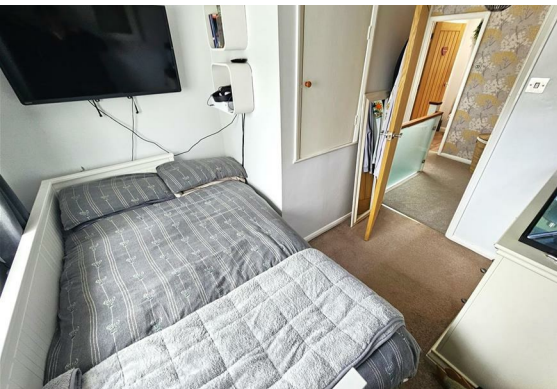
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#### **Situation**

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**

From Tavistock take Whitchurch Road, follow for approximately 1 1/2 miles, past the Post Office and take the next right hand turn and then the next left into Anderton Court, where the property can be located on the left hand side.



## Floor Plan



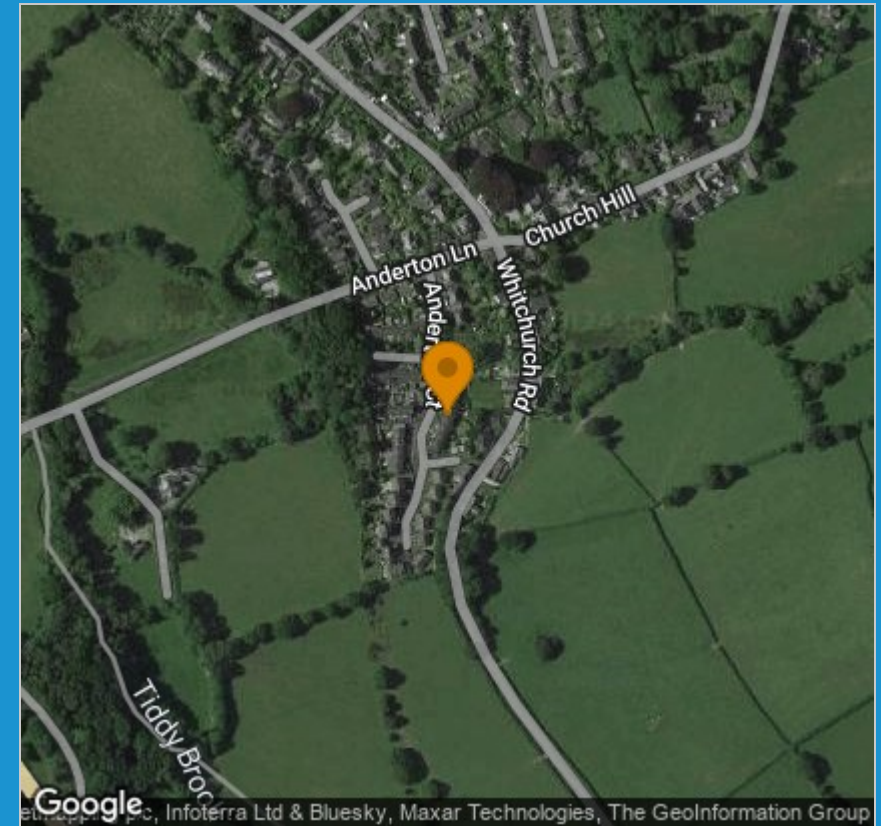
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

