



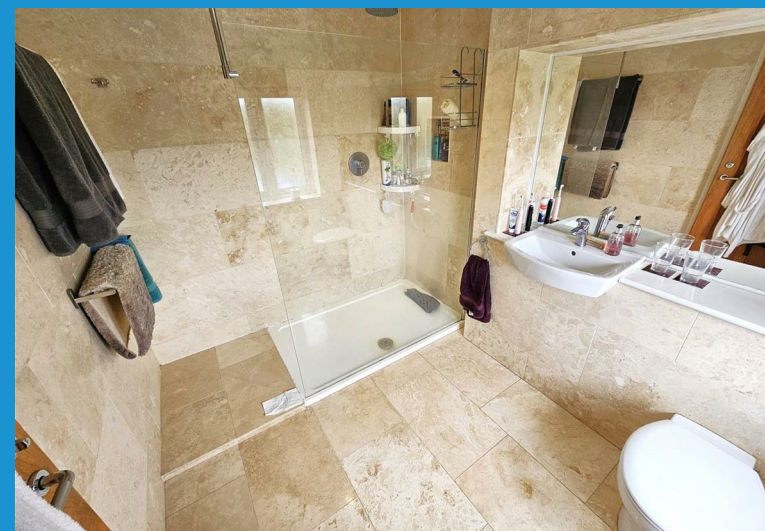


A fantastic opportunity to purchase this stunning family home, located in a highly desirable, elevated position on the fringe of Tavistock. The property has been much improved by the current owners with well-proportioned living accommodation with generous reception rooms with much versatility, whilst benefitting from solar panels.

This family home offers parking for numerous vehicles to the front with an additional electric car charging point. To the rear are landscaped gardens offering a good degree of privacy, whilst offering the purchaser a recently fitted pool house with its own "Endless Pool" for those of an energetic nature!

As you enter through the front door into the hallway you will find the spacious living room to your left hand side. This room benefits from being triple aspect and also has a focal point wood burner and French doors opening out to the patio area. The hallway flows around to the snug room which would suit perfectly as child's playroom or separate living area. Adjacent is the very generous kitchen/diner. This room benefits from bi-folding doors offering indoor/outdoor living and makes the perfect space for summer entertaining. The kitchen is modern and benefits from an array of wall and base level units as well as integrated appliances. Off this room is a useful utility room offering plenty of space for a washing machine and tumble dryer. The garage can also be accessed from this room.

On the first floor are five double bedrooms and a study. The master bedroom benefits from attractive views across the drive. It also boasts a walk in wardrobe and en-suite with large walk in shower. The second bedroom is across the hallway and is a generous double. Bedrooms three and four are both rear aspect double rooms and benefit from views across the garden space. There is also a further good sized double and a study. The family bathroom benefits from both a bath and walk in shower.





Living Room
18'08 x 16'04 (5.69m x 4.98m)

Kitchen/Dining Room
18'03 x 16'01 (5.56m x 4.90m)

Snug
10'10 x 9'10 (3.30m x 3.00m)

Utility Room
10'03 x 5'04 (3.12m x 1.63m)

Downstairs WC
5'11 x 3'06 (1.80m x 1.07m)

Bedroom One
16'05 x 10'09 (5.00m x 3.28m)

Walk-In Wardrobe
7'04 x 6'05 (2.24m x 1.96m)

En-suite
9'03 x 6'05 (2.82m x 1.96m)

Bedroom Two
6'07 x 5'08 (2.01m x 1.73m)

Bedroom Three
10'10 x 9'10 (3.30m x 3.00m)

Bedroom Four
9'10 x 9'05 (3.00m x 2.87m)

Bedroom Five
10'08 x 9'01 (3.25m x 2.77m)

Study
6'6" x 5'8" (2 x 1.75)

Bathroom
10'05 x 5'08 (3.18m x 1.73m)

Pool House
23'03 x 12'02 (7.09m x 3.71m)

Garage
15'11 x 9'05 (4.85m x 2.87m)

EPC
72/C

Tenure
Freehold

Services
Mains electricity, gas, water (metered) and drainage.

Council Tax Band
F

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 Bedford Square drive past the Post Office and at the mini roundabout turn right onto Whitchurch Road. Take the first turning on the left into Deer Park Lane. Follow the road straight up the hill onto Deer Park Lane. The property can be found on your left hand side opposite the stone barns.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



11 Deer Park Lane | Tavistock



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01822 614614 • Tavy@viewproperty.org.uk
www.viewproperty.org.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.