



**STAGS**

20 Westmoor Park, Tavistock, Devon,  
PL19 9AA

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A superbly modernised 2-bedroom bungalow with well-kept front and rear gardens, in a desirable location.

Whitchurch Down 200 yards Town Centre 0.5 miles Plymouth 15 miles

- Extended Detached Bungalow • Close to Town and Whitchurch Down • Beautiful Conservatory • Stylish Kitchen • Sitting Room with Logburner • Garage and Driveway • Landscaped Gardens • Views •

Guide price £340,000

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## SITUATION

This attractive detached bungalow sits in a desirable position close to the heart of Tavistock and within walking distance of Whitchurch Down on the edge of Dartmoor National Park. Westmoor Park is within half a mile of the town centre and there are bus connections within 500 yards on Whitchurch Road. Whitchurch Down, opening onto the vast expanse of Dartmoor, can be accessed via a footpath at the top of the close, just 200 yards away.

Tavistock is a thriving market town in West Devon forming part of a designated World Heritage Site, rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focussed around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Tavistock straddles the river Tavy and borders with Dartmoor National Park along its eastern edge, making it a popular destination for lovers of the outdoors with walking, riding, cycling and

exploring all on the doorstep. To the west of the town can be found the Tamar Valley, along the Devon/ Cornwall border, offering further opportunities to discover the region's rich heritage.

Plymouth, some 15 miles to the south, offers extensive amenities with the added attraction of its coastal access and the Mayflower Marina. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway, in addition to an international airport.

## DESCRIPTION

This delightfully well-rounded bungalow with 2 double bedrooms has been extensively modernised by the current owners in the last four years, with new carpets and flooring, new doors, a new kitchen and boiler, and beautifully landscaped gardens to the front and rear. A garage and recently widened driveway provide ample parking. Additionally, there are wonderful views across the town. This property would ideally suit those looking to downsize within the town or those seeking somewhere relatively central, with all of the town's amenities and facilities close at hand.

## ACCOMMODATION



The accommodation is clearly shown on our accompanying floorplan and is accessed via steps to the central hallway whereby all principal rooms are accessed.

The dual-aspect sitting room features a wood burner sitting on a slate hearth with solid wood mantelpiece above. The attractive modern kitchen features Corian work surfaces and integrated Neff appliances including a fridge/freezer, dishwasher, 4-ring induction hob with extractor hood over, plus a double oven. There is open-plan access to a beautiful conservatory which doubles as a dining room and overlooks the pretty rear garden and patio area. The two double bedrooms are of a generous size, with the guest room featuring patio doors to the garden, and there is a well-appointed bathroom incorporating a panelled bath with Triton electric shower over.

### **OUTSIDE**

To the front of the property is a fenced lawned area alongside the brick driveway which provides ample parking for 3-4 cars and entry to the garage. The garage has power and light connected, in addition to plumbed space for the laundry appliances. At the rear of the property is an attractive, secluded patio area

bordered by flowerbeds and has steps leading to the enclosed lawn containing raised vegetable beds and a useful timber garden shed. Views across the town are on offer to the west.

### **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property. Please note that the agents have neither inspected nor tested these services.

### **VIEWING**

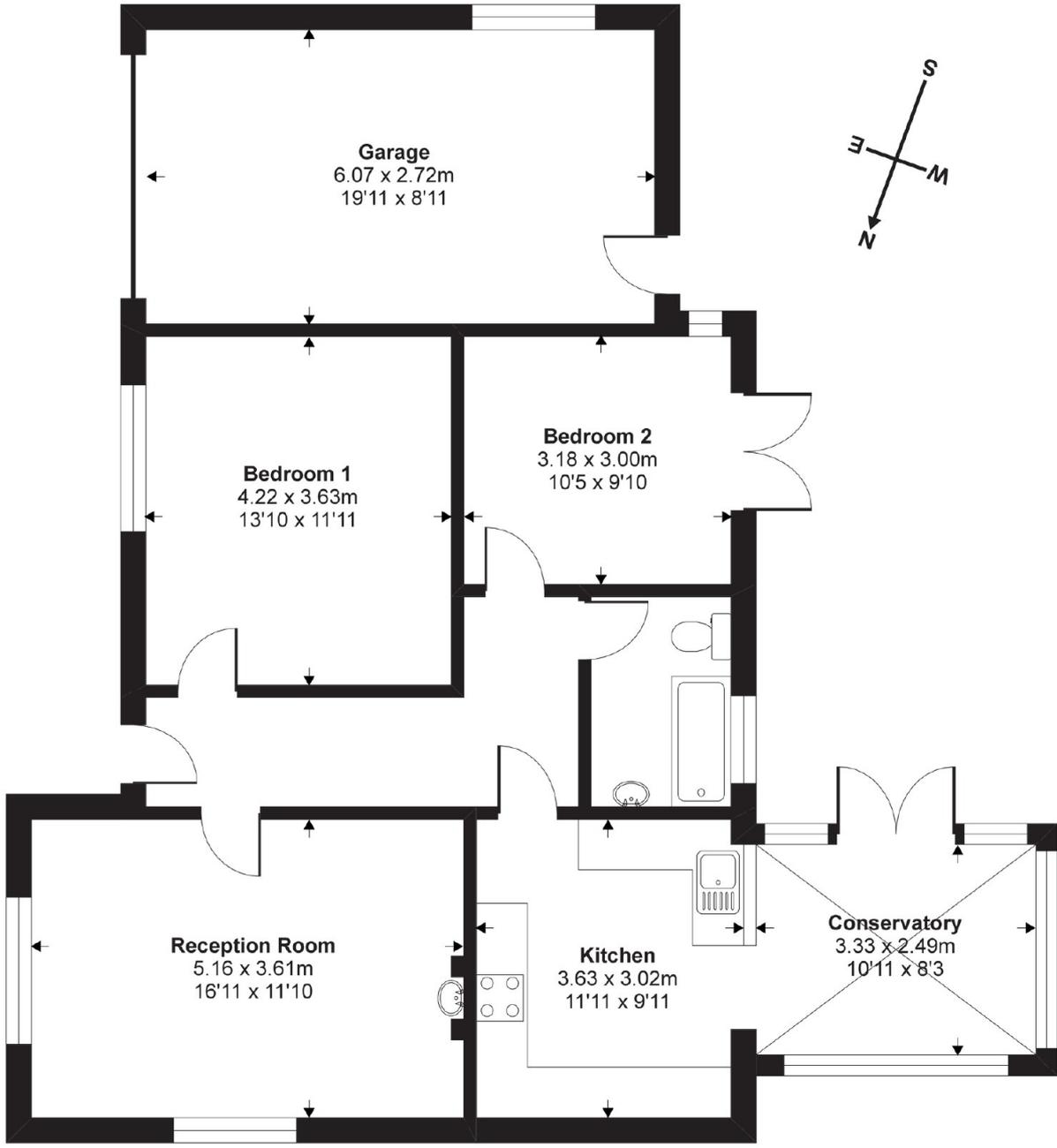
Strictly by appointment with the vendors' Sole Agents, Stags.

### **DIRECTIONS**

From Tavistock's Bedford Square, proceed past the Post Office and turn right at the roundabout into Whitchurch Road. Continue along Whitchurch Road for approximately ½ a mile and turn left into Westmoor Park. Continue past the first right hand turning and follow Westmoor Park around to the right where the property will be found on the right-hand side.



Approx. Gross Internal Floor Area  
103 Sq Metres 1109 Sq Ft



**Ground Floor**

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
85-100	<b>A</b>		
69-84	<b>B</b>		84
63-68	<b>C</b>		
55-62	<b>D</b>	64	
49-54	<b>E</b>		
41-48	<b>F</b>		
31-40	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	