



mansbridgebalment

WHITCHURCH

£285,000





## 2 HOLLYBANK

Whitchurch, Tavistock PL19 9DQ

*Spacious and well presented self-contained maisonette  
in a tucked away yet central location within the village*

Three Double Bedrooms & Two Bathrooms  
Sitting Room & Dining Room with Feature Fireplaces  
South West Facing Garden with Patio  
Parking for Two Vehicles  
No Onward Chain

**£285,000**



**Bedford Court  
14 Plymouth Road  
Tavistock  
PL19 8AY**

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## SITUATION AND DESCRIPTION

Offered with no onward chain, this spacious and well presented self-contained maisonette offers three double bedrooms, two bathrooms, two reception rooms, all with far reaching countryside views. Outside there is a private south west facing garden and valuable private off-road parking, all tucked away from the road. The property is conveniently situated in a central location of the popular Devon village of Whitchurch. The village is on the outskirts of the market town of Tavistock and is in close reach of the village Post Office, Public House and within walking distance of open moorland and the renowned primary school.

This unique property forms part of a large Victorian residence, retains many period features including picture rails, sash windows and multiple fireplaces and offers light and airy well proportioned accommodation. This comprises: entrance porch, entrance hall, first floor landing, kitchen/breakfast room, dining room, sitting room, first floor bedroom and bathroom, second floor landing, two further double bedrooms and second floor shower room. The property also benefits from gas fired central heating.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Part-glazed wooden front door with glazed panels and outside lighting leads into:

### **ENTRANCE PORCH**

7' 9" x 5' 8" (2.36m x 1.73m)

Coat hooks; bookshelving; terracotta tiled flooring; multi-paned wooden door with obscure glazed panels alongside leads into:

### **ENTRANCE HALL**

7' x 5' 4" (2.13m x 1.63m)

Part-wood panelled walls; staircase rises to first floor.

### **FIRST FLOOR:**

#### **LANDING**

21' x 7' (6.4m x 2.13m)

Spacious landing with picture rail; telephone point; angled staircase continuing to second floor with built-in understairs storage cupboard; obscure window to rear; double radiator.





#### **KITCHEN/BREAKFAST ROOM**

13' 9" x 13' (4.19m x 3.96m)

Dual aspect and fitted with a range of matching wall and base cabinets with roll top worksurfaces and tiled splashbacks; inset stainless steel single sink unit with drainer; space for cooker; space and plumbing for dishwasher; space for undercounter fridge; space for chest freezer; built-in storage cupboard with shelving and space and plumbing for automatic washing machine; wall hung Worcester gas fired combination boiler; spotlighting; sash window to side; obscure sash windows to rear; double radiator.

#### **DINING ROOM**

13' 2" x 11' 11" (4.01m x 3.63m)

Feature stone fireplace with wooden mantel, surround and slate hearth; bookshelving to one recess; picture rail; PVCu double glazed window to side with countryside views over the surrounding farmland; double radiator.

#### **SITTING ROOM**

14' x 12' 6" (4.27m x 3.81m)

Feature stone fireplace with slate mantel and surround; built-in cupboard with shelving to one recess; picture rail; television point; large sash window with secondary glazing to front with far-reaching countryside views; double radiator.



#### **BEDROOM ONE**

13' 11" x 13' 2" (4.24m x 4.01m)

Feature cast iron Victorian style fireplace with marble mantel and surround and stone hearth; picture rail; large sash window with secondary glazing to front with far-reaching countryside views; double radiator.

#### **BATHROOM**

11' 8" x 7' (3.56m x 2.13m)

Spacious light and airy bathroom fitted with a white suite comprising panelled bath with tiled surround, low level WC, pedestal wash handbasin with tiled splashbacks; built-in linen cupboard with shelving; large sash window to front with secondary glazing and far-reaching views; double radiator.

#### **SECOND FLOOR:**

#### **LANDING**

11' 6" x 5' 7" (3.51m x 1.7m)

Built-in cupboard with shelving; access to eaves storage; conservation roof light; door to all second floor rooms.

#### **BEDROOM TWO**

15' 7" x 10' 8" (4.75m x 3.25m)

PVCu double glazed window to front with panoramic views over the village and countryside beyond; double radiator.

#### **BEDROOM THREE**

16' 2" x 11' 2" (4.93m x 3.4m)

Access to eaves storage; PVCu double glazed window to front with village and countryside views; double radiator.

#### **SHOWER ROOM**

11' 6" x 7' (3.51m x 2.13m)

Spacious light and airy bathroom fitted with a white suite, comprising panelled bath with tiled surround, low level WC, pedestal wash handbasin with tiled splashbacks; built-in linen cupboard with shelving; large sash window to front with secondary glazing and far-reaching views; double radiator.





#### OUTSIDE:

The property is approached via a shared gravelled driveway where there is valuable off-road parking for two vehicles with an area of garden alongside.

A gravelled pathway leads from here to the entrance of the maisonette. The main area of garden is situated directly in front of the property enjoying a sunny south west facing aspect and enclosed by wooden fencing and bushes. There is a good sized crazy paved patio with outside tap providing an ideal space for outside dining and enjoying the sunshine which is bordered by a large mature flowerbed with a variety of colourful plants, shrubs and bushes.



#### TENURE

Leasehold - with the remainder of a 999 lease from 1994.

#### SERVICES

Mains electricity, mains gas, mains water and mains drainage.

#### OUTGOINGS

We understand this property is in band 'B' for Council Tax purposes.

#### VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

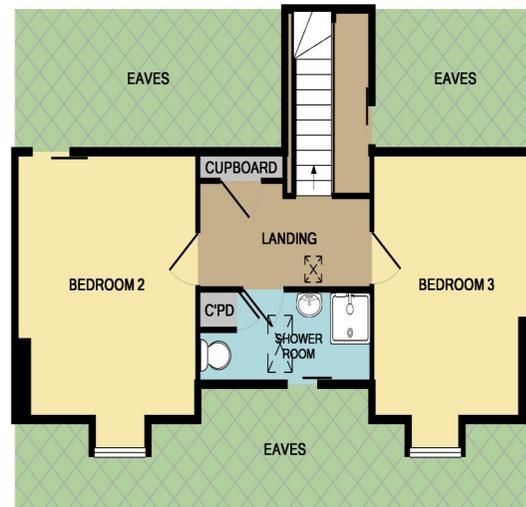
#### DIRECTIONS

Leave Tavistock's Bedford Square, passing over Abbey Bridge before turning right at the roundabout into Whitchurch Road. Continue along Whitchurch Road for approximately 1.5 miles. The entrance to the shared driveway which leads to the property will be found on the left hand side, marked by two large granite gateposts approximately 50 yards before reaching the Whitchurch Post Office/Store.



GROUND FLOOR  
APPROX. FLOOR  
AREA 11.9 SQ.M.  
(128 SQ.FT.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 98.9 SQ.M.  
(1065 SQ.FT.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 48.3 SQ.M.  
(520 SQ.FT.)



TOTAL APPROX. FLOOR AREA 159.1 SQ.M. (1713 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY  
Tel: 01822 612345  
E: [tavistock@mansbridgebalment.co.uk](mailto:tavistock@mansbridgebalment.co.uk)



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*\* PL19, PL20, EX20*

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