



WHITCHURCH GUIDE £475,000

For Sale By Informal Tender - By 12 Noon 22 October 2021







THE OLD VICARAGE

Church Hill, Whitchurch, Tavistock, PL19 9ED

Set in the heart of the village is this three bedroom
characterful home in need of renovation.

No Onward Chain
Original Period Features
In Need of Refurbishment
South Facing Garden
Ample Parking

GUIDE £475,000



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

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

On the market for the first time in 55 years. Undoubtedly the last unmolested house on Church Hill, now in need of significant refurbishment.

The Old Vicarage is a lovely old period house, full of warmth and character, in a very desirable position at the heart of Whitchurch village, close to the post office, pub, church, and within easy walking distance of Whitchurch Down and Dartmoor. The house has been owned and enjoyed by the same family since 1966. The accommodation is arranged over two floors with three bedrooms, two reception rooms, a dining room and kitchen. There are open fires, low ceilings, and the original shuttered windows. The original porch, with its filigree detail, is still standing although the Victorian veranda visible in old photographs has been lost. To the rear of the house is a brick-built extension, housing the kitchen, and there are a number of separate stores. The plot is generally level, the front garden is South facing, and there is ample private driveway parking for several vehicles. For sale with no onward chain.

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:

ENTRANCE PORCH

4' 9" x 4' 8" (1.45m x 1.42m)

ENTRANCE HALL

16' 0" x 6' 9" (4.88m x 2.06m)

SITTING ROOM

14' 10" x 14' 6" (4.52m x 4.42m)

LIVING ROOM

14' 5" x 14' 0" (4.39m x 4.27m)

DINING ROOM/REAR HALL

23' 4" x 8' 3" (7.11m x 2.51m)

UNDERSTAIRS STORAGE CUPBOARD

STORE

PANTRY

LEAN-TO UTILITY

8' 10" x 6' 10" (2.69m x 2.08m)





WORKSHOP/STORE

8' 7" x 7' 10" (2.62m x 2.39m)

KITCHEN/BREAKFAST ROOM

13' 2" x 13' 5" (4.01m x 4.09m)

FIRST FLOOR

FIRST FLOOR LANDING

ATTIC ROOM

BEDROOM ONE

16' 2" x 12' 6" (4.93m x 3.81m)

BEDROOM TWO

14' 8" x 12' 10" (4.47m x 3.91m)

BEDROOM THREE

11' 3" x 8' 0" (3.43m x 2.44m)

BATHROOM

8' 6" x 7' 2" (2.59m x 2.18m)

CLOAKROOM

4' 1" x 3' 0" (1.24m x 0.91m)

OUTSIDE

Level gardens to front and rear, the front garden being south facing. Ample private driveway parking and hardstanding for several vehicles. Outbuildings include.

TOOL STORE

7' 8" x 6' 0" (2.34m x 1.83m)

GARDENERS WC

STORE

15' 6" x 9' 4" (4.72m x 2.84m)





GROUND FLOOR



FIRST FLOOR

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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SERVICES

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

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, proceed over Abbey Bridge turning right at the roundabout into Whitchurch Road. Continue along Whitchurch Road for approximately 1.75 miles. Upon reaching the Post Office and General Store on the right-hand side, turn left immediately thereafter and proceed up Church Hill, where the property will be found after a short distance, on the left-hand side, clearly identified by a Mansbridge Balment For Sale board.





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*** PL19, PL20, EX20**