



mansbridgebalment

TAVISTOCK

OIEO £750,000



ORCHARD RISE

53B Whitchurch Road, Tavistock, PL19 9D

Offered with No Onward Chain and conveniently located close to open moorland and walking distance of the town is this 4/5 double bedroom family home.

Spacious Architect Designed Split Level Home

Set on a Generous Plot of approximately 1/3 of an acre

Far Reaching Views Towards Cornwall

Large Split Level Sitting/Dining Room with Open Fire

Good Sized Home Office/Bedroom Five

Attractive Gardens to all Sides

Driveway Parking and Double Garage

OIEO £750,000



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

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SITUATION AND DESCRIPTION

Offered with No Onward Chain, a spacious architect designed 4/5 double bedroom, two bathroom, split level detached family home set on a generous plot of approximately 1/3rd of an acre enjoying far reaching views towards Cornwall and peacefully situated in an exclusive non estate location just yards from open moorland and in walking distance of the town centre and all its amenities.

This unique light and airy property was built in 1981 is surrounded by attractive mature gardens to all sides with a sweeping driveway leading to the large integral double garage.

You enter into a welcoming entrance hall with a deep cloaks cupboard, off of which is a good-sized cloakroom. The dual aspect kitchen is fitted with a range of wooden fronted wall and base cabinets with a range cooker and breakfast bar with solid wooden flooring that continues through the rear porch and into the utility room which has space and plumbing for white goods. The spacious split level sitting/dining room has a feature open fireplace housing a cast iron multi fuel burning stove with sliding patio doors providing access to and a lovely aspect over the gardens. Accessed off the sitting room is a good-sized triple aspect home office/bedroom 5 enjoying a lovely outlook over the gardens.

There are four double bedrooms all of which have built in wardrobes, the large dual aspect master bedroom has a good sized ensuite shower room. The ground floor accommodation is completed with a part tiled family bathroom fitted with a modern four-piece white suite including a panelled bath and corner shower cubicle. A staircase leads up to 2 loft rooms, one ideal as a games/family room and the other used for storage.

The property is set on a generous plot of approximately 1/3rd of an acre and is approached via a sweeping driveway providing off road parking for several vehicles and leads to the integral double garage which is fitted with twin electronic remote controlled garage doors and has power and lighting.

This lovely home is surrounded by attractive gardens to all sides, the majority of the garden lies to the rear of the property and enjoys a sunny southwest facing aspect and the far-reaching countryside views.

Immediately to the rear is a paved patio area running the full width of the property with a covered veranda providing an ideal space for outside dining and enjoying the garden and views. Here are various expanses of lawn to all sides with deep borders extensively planted with a colourful array of plants, shrubs, and bushes. There is a greenhouse and wooden garden shed with composting area and to the side is a wooden pedestrian gate providing access to a path that leads directly to open moorland which is just a few yards away.

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 HALL

CLOAKROOM

KITCHEN

16' 9" x 11' 3" (5.11m x 3.43m)

UTILITY

SITTING ROOM

18' 6" x 15' 10" (5.64m x 4.83m)

DINING ROOM

13' 6" x 11' 0" (4.11m x 3.35m)

HOME OFFICE/BEDROOM FIVE

SPLIT LEVEL LANDING Leading to:

BEDROOM ONE

15' 10" x 11' 6" (4.83m x 3.51m)

ENSUITE SHOWER ROOM

BEDROOM TWO

12' 6" x 10' 8" (3.81m x 3.25m)

BEDROOM THREE

11' 11" x 10' (3.63m x 3.05m)

BEDROOM FOUR

12' 5" x 9' (3.78m x 2.74m)

BATHROOM

17' 1" x 10' 4" (5.21m x 3.15m)

FIRST FLOOR:

LOFT/FAMILY ROOM

21' 5" x 10' 4" (6.53m x 3.15m)

LOFT STORE





SERVICES

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

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square proceed over Abbey Bridge and turn right at the roundabout into Whitchurch Road. Proceed up the hill and just after the road levels off take a turning to the left as indicated by our For Sale sign and proceed up the hill where the property will be found, again, indicated by our For Sale sign.



Whitchurch Road, Tavistock, PL19

Approximate Area = 2451 sq ft / 227.7 sq m (includes garage)

Limited Use Area(s) = 174 sq ft / 16.2 sq m

Total = 2625 sq ft / 243.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mansbridge Balment. REF: 778117

BETTER COVERAGE, WIDER CHOICE
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



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* PL19, PL20, EX20