



mansbridgebalment

TAVISTOCK OIEO £200,000



79 Whitchurch Road, Whitchurch, Tavistock, PL19 9BE

SITUATION AND DESCRIPTION

A beautifully presented two-bedroom mid terrace character cottage benefitting from an attractive rear garden with outbuildings well situated just yards from open moorland and in walking distance of the village amenities of Whitchurch and Tavistock town centre.

This charming property has a wealth of period and interesting features including open fireplaces and exposed original wooden floorboards.

You enter the cottage via a useful porch which has double doors to the front. The sitting room is full of character with a cast iron Victorian open fireplace with wooden mantle and surround with built in book shelving to both recesses and also benefits from the exposed wooden floorboards. The kitchen/dining room is fitted with a shaker style kitchen and has a built-in oven and grill with inset 4 ring electric hob. The kitchen also sites the recently installed 'Worcester' gas fired combination boiler which is still under warranty.

On the first floor are two bedrooms, the good-sized master bedroom has an attractive cast iron Victorian fireplace and exposed wooden floorboards. The second bedroom again has the exposed floorboards and has a lovely aspect over the rear garden. The accommodation is completed with a generous part tiled bathroom fitted with a stylish white suite including a large double ended panelled bath with shower mixer taps.

Outside to the front is a small garden area with steps leading to the main front entrance. To the rear is an attractive garden approximately 60' x 15' which is enclosed by fencing and a natural Devon hedge to the rear boundary. The garden is mainly laid to lawn with mature borders well stocked with a colourful array of plants, shrubs, and bushes.

There is a stone outbuilding with tiled roof measuring approximately 12' x 5' with power, lighting, shelving, and useful log store. There is an additional outbuilding used as a potting shed.





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

SITTING ROOM

13' 2" x 11' 4" (4.01m x 3.45m)

KITCHEN/DINING ROOM

13' 2" x 11' 8" (4.01m x 3.56m)

FIRST FLOOR

BEDROOM ONE

13' 2" x 11' 4" (4.01m x 3.45m)

BEDROOM TWO

8' 9" maximum x 7' 10" (2.67m x 2.39m)

BATHROOM

11' 8" x 5' 1" (3.56m x 1.55m)



SERVICES

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

OUTGOINGS

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

VIEWING

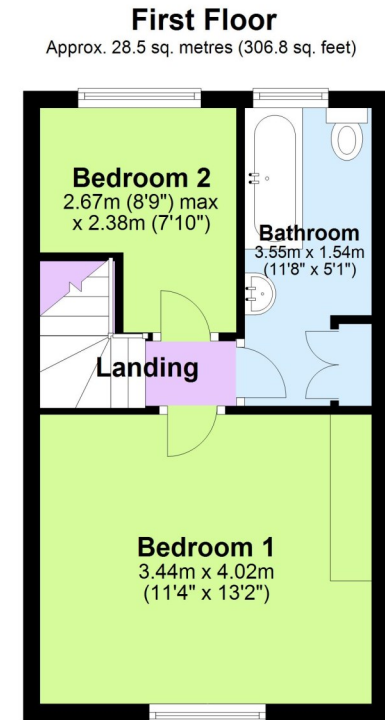
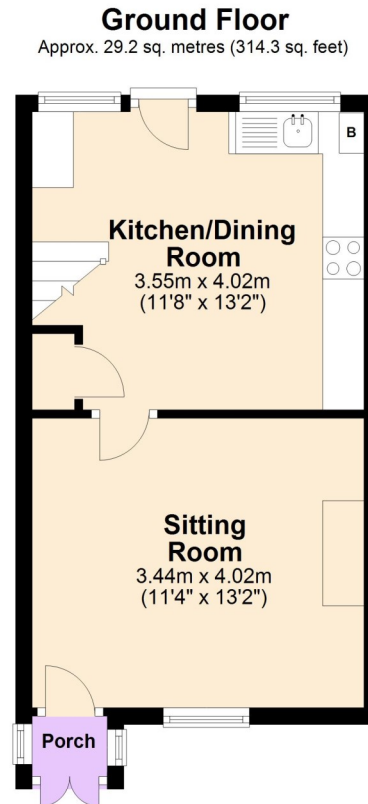
By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, proceed over Abbey Bridge before turning right at the roundabout into Whitchurch Road. Continue along Whitchurch Road for approximately 1 mile where the property will be found on the left-hand side immediately after the turning to Warran Lane.

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Total area: approx. 57.7 sq. metres (621.0 sq. feet)

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* PL19, PL20, EX20