



25 Westmoor Park



# 25 Westmoor Park

Tavistock, Devon, PL19 9AA

Tavistock Town Centre 0.6 miles • Whitchurch Down 1.3 miles  
• Plymouth 14.7 miles

A spacious 2-bedroomed detached bungalow occupying a generous plot with mature gardens, driveway parking and versatile accommodation, situated within a popular residential area.

- Detached Bungalow
- Flexible Accommodation
- Patio Area
- Driveway Parking
- Freehold
- 2 Bedroom, 1 Bathroom
- Generous Mature Gardens
- Summer House & Shed
- No Onward Chain
- Council Tax Band: D

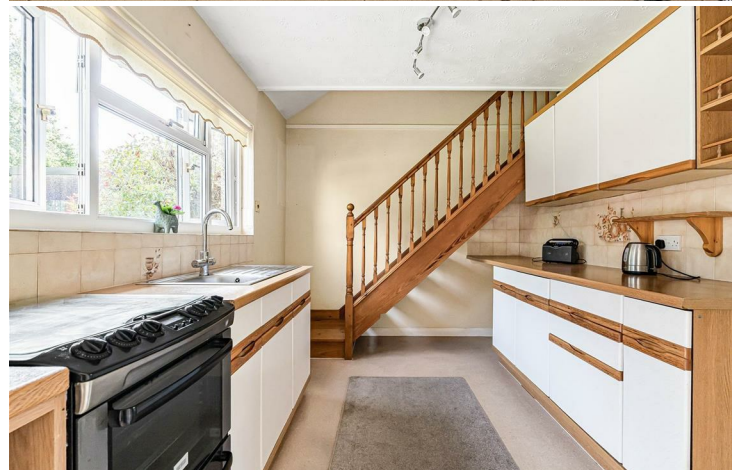
Guide Price £360,000

## SITUATION

Westmoor Park is a well-established residential area situated on the edge of the town of Tavistock, in a desirable cul-de-sac conveniently placed within easy reach of all of the town's amenities and facilities, including shops, schools and transport links. There is a bus stop on the Tavistock to Plymouth route less than 300 yards away on Whitchurch Road. Tavistock is a thriving market town rich in history dating back to the 10th Century and is 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 school, Mount Kelly. Plymouth is 15 miles to the south, and the cathedral city of Exeter lies some 40 miles to the northeast.

## DESCRIPTION

This detached bungalow occupies a generous plot within a popular and established residential area. The property offers spacious and versatile accommodation together with beautifully maintained gardens, ample parking and a range of useful outbuildings. A particular feature of the property is its impressive rear garden, which enjoys a high degree of privacy and provides an attractive setting for outdoor enjoyment. The property is well positioned for access to the town's amenities and offers an excellent opportunity for those seeking a comfortable home in a desirable location.



## ACCOMODATION

A front entrance door opens into a spacious reception hall with doors leading to the principal rooms. The sitting room is a particularly generous dual-aspect reception room with windows overlooking the front garden and driveway and a gas fire forming the focal point of the room. The principal bedroom is a spacious double room, whilst the family bathroom is fitted with a bath, separate shower, WC, bidet and wash hand basin. The kitchen is fitted with a range of wall and base units and provides access to the adjoining utility room, which offers space and plumbing for domestic appliances together with extensive built-in storage cupboards housing the boiler and hot water tank. A door from the utility room leads directly to the rear garden. A staircase rises from the kitchen to the first-floor landing, giving access to the second bedroom, a good-sized room with built-in storage, and the loft room, both of which enjoy attractive views across the rear garden.

## OUTSIDE

The property is approached via a gated entrance leading to a driveway providing off-road parking and continuing along the side of the bungalow to the rear. The front garden is laid principally to lawn and is bordered by mature shrubs and hedging. The rear garden is a particular feature of the property, being of an excellent size and enjoying a high degree of privacy. Immediately adjoining the property is a paved patio area, ideal for outdoor entertaining, together with an ornamental pond. The level garden is attractively stocked with a wide variety of mature shrubs, plants and ferns. A pathway extends through the garden leading to a timber garden shed and, beyond, a substantial summer house situated towards the end of the plot. The garden enjoys a pleasant outlook and provides an attractive setting for the property.

## SERVICES

Mains water, electricity, drainage and gas are connected. Gas-fired central heating throughout. Ultrafast broadband is available. Mobile voice/data services are available through the four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## AGENTS NOTES

1. In accordance with section 21 of the Estate Agents Act 1979, we hereby declare that a member of Stags' staff has a personal interest in the sale of this property.
2. There are Tree Preservation Orders affecting trees situated at the end of the garden. Further information is available from the selling agents.

## VIEWINGS AND DIRECTIONS

Viewing is strictly by appointment with the vendors' sole agents, Stags. The What3words reference is [///par-don-neck-s-fired](https://www.what3words.com/#!/en/par-don-neck-s-fired). For detailed directions please contact the office.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Approximate Gross Internal Area 1034 sq ft - 96 sq m  
(Excluding Outbuilding)**

Ground Floor Area 859 sq ft – 80 sq m  
First Floor Area 175 sq ft – 16 sq m  
Outbuilding Area 155 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	70
England & Wales		EU Directive 2002/91/EC	