



65, Priory Close



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Tavistock, Devon PL19 9DG

Whitchurch Down 350 yards • Shop/Post Office 0.6 miles •
Town Centre 1.1 miles • Plymouth 14 miles

For sale chain-free, a well-rounded, detached 3-bedroom bungalow in need of refurbishment, with gardens, driveway and garage/workshop, in a highly regarded area close to open moorland.

- Detached 3-bedroom Bungalow
- Full Modernisation Required
- Scope to Extend and/or Remodel
- Extended Principal Bedroom
- Low-maintenance Gardens
- Driveway and Garage/Workshop
- Attractive Southwesterly Views
- No Onward Chain
- Freehold
- Council Tax Band: E

Guide Price £379,950

SITUATION

This appealing home is situated in a hugely convenient position within Whitchurch, close to local amenities and facilities, including two pubs, a local shop/post office and the sought-after local primary school, all within three-quarters of a mile. There is direct access to Dartmoor National Park at Whitchurch Common, 350 yards away at the top of the road. Additionally, there is a stop on the bus route into the town centre within 200 yards, and Drake's cycle trail is around 1 mile away.

Tavistock itself is a thriving market town in West Devon, forming part of a designated World Heritage Site, rich in history and tradition dating back to the 10th century. Well-known for its wonderful sense of community and offering a very high standard of living, today the town offers a superb range of shopping, recreational and educational facilities. The maritime city of Plymouth is 15 miles to the south, whilst the cathedral city of Exeter lies some 40 miles to the northeast, providing rail, air and motorway connections to London and the rest of the UK.



DESCRIPTION

This well-rounded and adaptable detached bungalow is offered to the market for the first time in several decades, with no onward chain. The accommodation is bright and well-proportioned, with a number of dual-aspect rooms, and includes an extended principal bedroom which affords particularly generous space. Thorough modernisation is now required, whilst there is considerable scope for extension - either outwards or upwards - remodelling or reconfiguration, subject to any necessary consents or approvals. The property enjoys an attractive outlook to the front, with south-westerly views towards surrounding countryside. Externally, the bungalow is complemented by low-maintenance gardens to both the front and rear, together with a driveway and a detached garage/workshop. Overall, this is a very appealing opportunity to acquire a comfortable home in a highly regarded location, with excellent potential to enhance and add value.

ACCOMMODATION

The bungalow is accessed at the front beneath a covered entrance porch into a central reception hallway, from where the accommodation is comprised as follows: a bright, dual-aspect sitting room with a large picture window enjoying views towards surrounding countryside; a separate dining room overlooking the rear garden; the adjacent kitchen, which is fitted with a good range of units beneath roll-edge work surfaces incorporating a 1.5-bowl stainless steel sink and drainer, integrated AEG dishwasher, integrated electric oven and four-ring hob, with space for a fridge and electric cooker; the extended principal bedroom, which is a very good-sized, dual-aspect room with fitted wardrobes and an en-suite washroom; a second double bedroom enjoying south-westerly views to the front; a third bedroom with built-in wardrobe and drawer unit, and; the family bathroom, fitted with a traditional three-piece suite.

OUTSIDE

To the front of the property is a tarmac driveway leading to the detached garage and workshop/utility, which has a remote-controlled up-and-over door, plus power and lighting. Both the front and rear gardens are arranged in a low-maintenance fashion with paved and gravelled terraces, formerly utilised for fruit and vegetables, planted with a comprehensive range of shrubbery and flowering plants, including azaleas and camellias. In one corner is a 10'x8' greenhouse, which has now become overgrown. The garden offers a blank canvas for an incoming owner to mould to their tastes and requirements.

SERVICES

All mains services are connected. Gas-fired central heating. Ultrafast broadband is available. Variable mobile voice and data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

The property has had spray foam insulation professionally removed from the loft space.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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