11, Skylark Rise

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Whitchurch, Tavistock, PL19 9FT

Whitchurch Down 800 yards • Town Centre 1 mile • Supermarkets, Fuel Station • Plymouth 14.5 miles

An attractive modern house offering well-proportioned accommodation over two floors, together with an enclosed rear garden and two allocated parking spaces.

- Mid-terraced Home
- Family Bathroom
- Downstairs W/C
- Conveniently Located
- Freehold
- 2 Double Bedrooms
- Two Allocated Parking Spaces
- Rear Garden
- No Onward Chain
- Council Tax Band: B

Guide Price £210,000

SITUATION

11 Skylark Rise is situated within a popular residential development, providing a convenient setting for local amenities and everyday facilities. The property is well placed for access to the surrounding area and benefits from being positioned within an established residential community. Tavistock, a thriving market town in West Devon with a rich history dating back to the 10th century, offers a blend of tradition and modern amenities. The town boasts a superb range of shopping, recreational, and educational facilities. The 19th-century town centre, anchored by the Pannier Market and Bedford Square, creates a charming focal point, hosting regular farmer's markets. Tavistock's historical significance is complemented by a contemporary lifestyle, making it an attractive place to live. Plymouth, just 15 miles to the south, and Exeter, 40 miles to the northeast, further enhance the property's connectivity.

DESCRIPTION

The property is a well-proportioned modern home arranged over two floors. Internally, the accommodation provides a spacious sitting room, kitchen/dining room and useful downstairs cloakroom, with two good-sized double bedrooms and a family bathroom on the first floor. The property further benefits from an enclosed rear garden and two allocated parking spaces situated within the development and a short distance from the property.

ACCOMODATION

The property is entered via an entrance hall with stairs rising to the first floor and doors leading into the principal rooms. The good-sized sitting room has wooden flooring and useful built-in understairs storage, with a doorway leading through to the kitchen/dining room. The kitchen is fitted with a range of units and provides space for a dining table, together with an integrated fridge/freezer, four-ring gas hob and plumbing for a washing machine. The gas-fired combi boiler is located within the kitchen, whilst the oven is to be removed by the vendor. A downstairs cloakroom is situated off the kitchen. On the first floor, the landing gives access to two well-proportioned double bedrooms and the family bathroom. The principal bedroom is positioned to the rear and benefits from built-in wardrobes, enjoying a pleasant outlook over the rear garden. The second bedroom is situated to the front of the property and benefits from useful over-stairs storage, housing the water tank. The family bathroom is fitted with a bath with shower over, WC and wash hand basin.

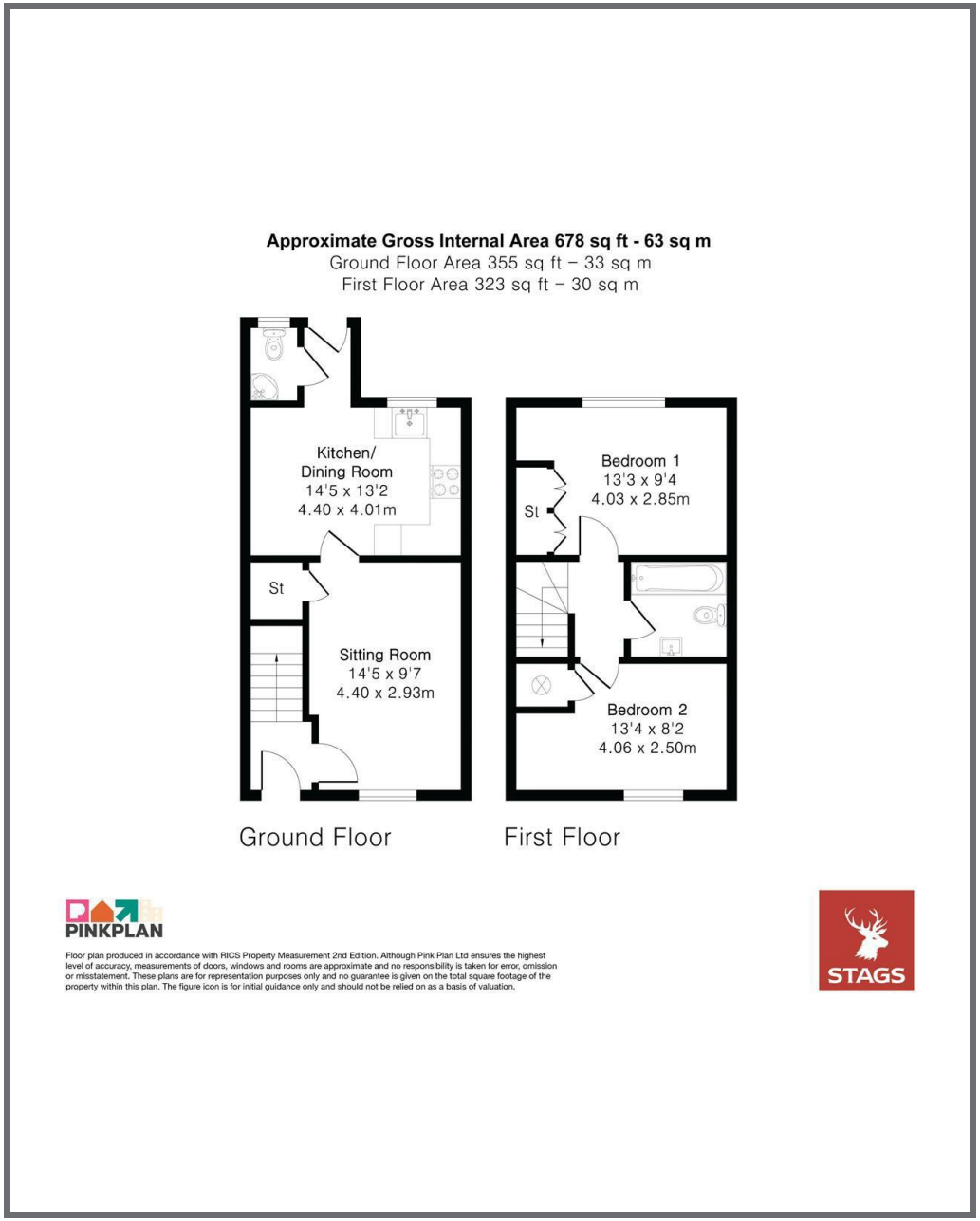
OUTSIDE

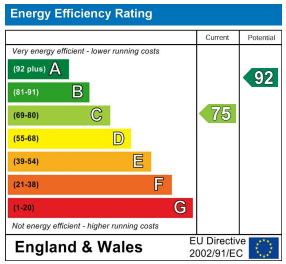
The property benefits from an enclosed rear garden, comprising a paved patio adjoining the house, lawned area and space for outdoor dining. A pathway to the side, running between Nos. 9 and 7, provides convenient access for bringing garden equipment and other items in and out. At the far end of the garden, a gate opens into an additional area providing useful space for a garden shed or further storage. The property also has two allocated parking spaces located within the development.

SERVICES

All mains-supplied services are connected, with gas central heating throughout. Ultrafast broadband is available, and good mobile voice/data services are available via all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

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.





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