



17, Champion Rise



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Tavistock, Devon PL19 9PU

Open Moorland (Whitchurch Down) 0.5 miles • Town Centre (on foot) 0.5 miles • Plymouth 16 miles • Exeter 40 miles

A beautifully finished and presented, three double bedroom bungalow with exceptional gardens, a garage and driveway, accessible to both the town centre and open moorland.

- Detached Bungalow
- Bright, Beautifully Presented
- Wonderful, Varied Gardens
- Superb Views of Dartmoor
- Freehold
- Three Double Bedrooms
- Stylish Kitchen & Bathroom
- Large Driveway & Garage
- Close to Town and Moors
- Council Tax Band: D

Guide Price £440,000

## SITUATION

This appealing home is located in a very popular and well-regarded residential area on the eastern side of Tavistock, within easy reach of the town centre and Dartmoor National Park, at Whitchurch Down, both within half a mile. The property sits within a quiet cul-de-sac forming a mature neighbourhood of similar detached bungalows and houses.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. 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 extremely comfortable detached bungalow is offered to the market for the first time in over 15 years, having been thoughtfully and tastefully modernised, and exceptionally well-maintained during our clients' ownership.



The 3-double bedroom accommodation is bright and well-presented, having been upgraded with high-quality contemporary kitchen and bathroom fixtures, adding excellent practicality and convenience. Externally, the bungalow is complemented by some beautiful, varied gardens, which are colourfully planted and comprise various distinct areas for interest, enjoyment and horticulture. Finally, there is ample driveway parking and an attached garage, completing the picture of this well-rounded home, which provides comfort and quality in equal measure.

**ACCOMMODATION**

The property is accessed beneath a canopied entrance into the reception hallway, where there is a cupboard for coats and boots, plus a boiler cupboard and a separate airing cupboard. The accommodation can then be summarised as follows: the sitting room, which is centred around an electric fire with a timber surround and features patio doors to the garden via a sizable composite decking; a dual-aspect dining room extension with engineered oak flooring, which enjoys an outlook over the garden; the stylish, modern kitchen, which enjoys an open view of Dartmoor away to the northeast; three double bedroom, of which two overlook the rear garden, and the largest is equipped with fitted wardrobes and enjoys the easterly Dartmoor views, and; the tasteful shower room, which features a large, walk-in shower enclosure with a Mira Galena electric shower, plus a vanity unit, enclosed-cistern WC and a chrome heated towel rail.

Of particular note, the kitchen is equipped with an excellent range of modern units with pull-out pantry cupboards, and composite worktops incorporating a 1.5-bowl stainless steel sink and drainer. Integrated appliances, including a Siemens oven and separate warming oven, 4-ring induction hob and dishwasher, plus a built-in fridge and freezer.

**OUTSIDE**

The property is approached over a driveway which provides off-road parking for 2-3 vehicles and leads to the attached garage, which has a remote-controlled up and over door, power and lighting. At the back of the garage is a useful utility room and a gardener's WC. The property has some pretty front and rear gardens which are laid to well-kept lawn with well-stocked, colourful borders. Access can be gained around both sides of the property to the rear garden, which has been wonderfully and thoughtfully arranged, comprising areas for recreation, relaxation and horticulture. The rear garden includes several vegetable beds, a cold frame, a 10x6ft greenhouse, a timber tool shed, a detached timber summerhouse, four mature espaliered apple trees, a patio seating area beneath a timber pergola, and the recently upgraded composite decking, which leads back into the sitting room.

**SERVICES**

All mains-supplied services are connected. Gas central heating throughout and underfloor heating in the bathroom. Ultrafast broadband is available. Mobile voice/data services are good outside and variable internally (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.

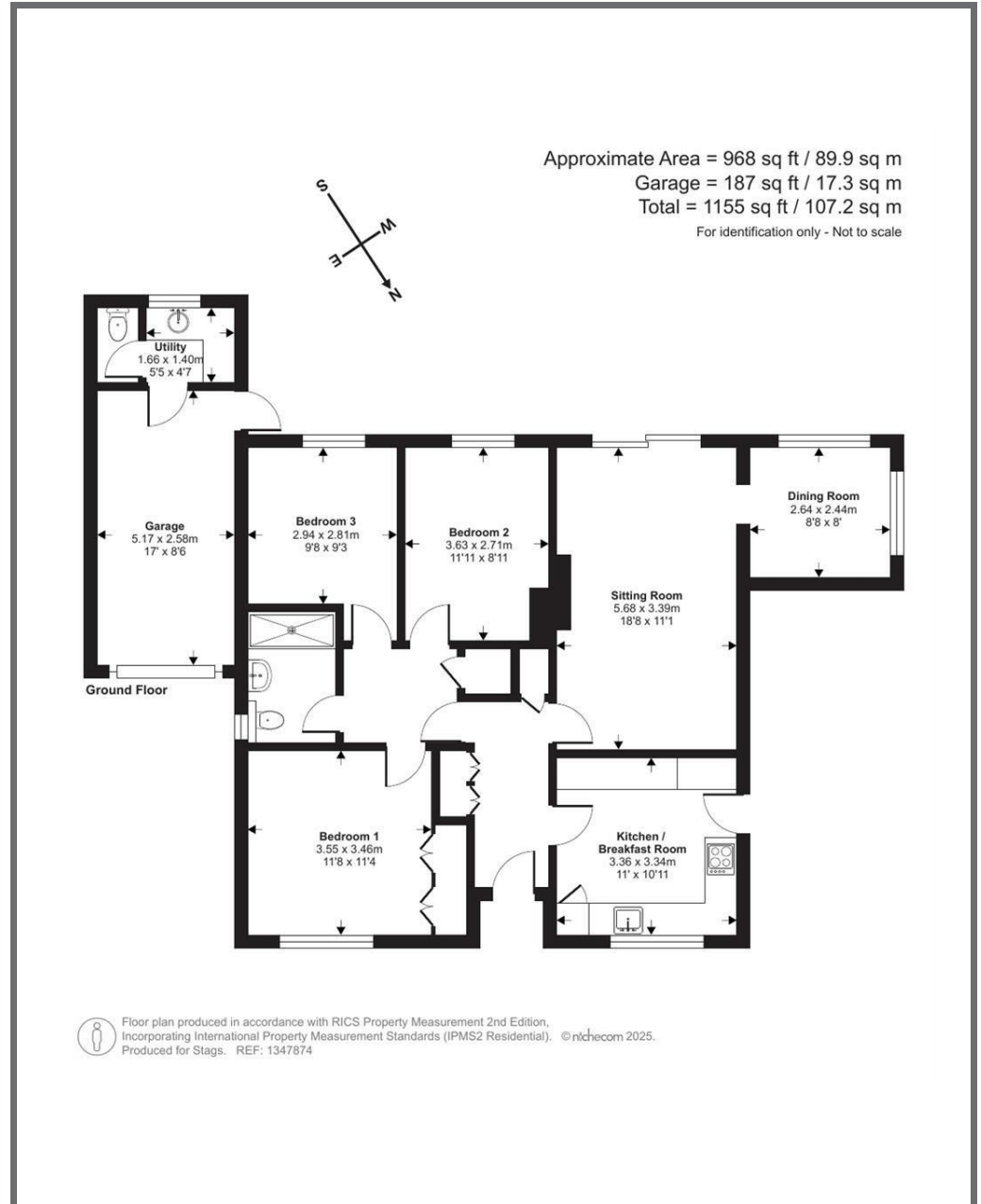


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
	69	77
England & Wales		
EU Directive 2002/91/EC		

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