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4 Little Field Court



Whitchurch Down 350 yards • Town Centre 1 mile • Plymouth 15 miles • OS Landranger Map 201: SX 490741 • For detailed directions contact the office.

**Well-maintained 2-bedroom bungalow in gated over-55's development, close to open moorland and within easy reach of the town's amenities.**

- Over-55's Bungalow Built Circa 2010
- 2 Bedrooms, 2 Bathrooms
- Private, Gated Development
- Entrance Phone
- Close to Whitchurch Down and Dartmoor
- Rear Garden and Patio
- Allocated Parking Space
- Ample Visitor Parking Available
- Freehold
- Council Tax Band C

**Guide Price £310,000**

### SITUATION

Located in a quiet, gated cul-de-sac on the edge of the popular town of Tavistock, close to the open moorland of Dartmoor, this property is perfectly suited for retirement living.

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, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth is 15 miles to the south and the city of Exeter lies 40 miles to the northeast, providing transport to London and the rest of the UK via its railway links and the M5.

### DESCRIPTION

This property is an extremely well-maintained, 2-bedroom bungalow in a gated cul-de-sac of similar properties which are available solely to those aged 55 or over. Built circa 2010, with attractive stone facing and brick quoins under a slate roof, the property provides practical, comfortable and secure living, with the added appeal of being within a short walk of open moorland. The accommodation is bright and in good order, and complemented externally by an enclosed garden and allocated parking space.

### ACCOMMODATION

The accommodation is in good order and has been well maintained in recent years. Access to the property is gained via a porch into a central hallway, from where there are doors into every room, the entry phone receiver and an airing cupboard housing the gas boiler. The sitting room has an electric fire set into a sandstone effect surround and patio doors to the rear garden. The kitchen/diner is well equipped with wall and

base units in a shaker style, with built-in double oven, 4-ring induction hob, integrated fridge-freezer and space for a washing machine, and there are patio doors giving access to the rear garden. The master bedroom has a fully-tiled en-suite shower room, equipped with walk-in shower, wash hand basin and WC. Bedroom two is set up to access the Jack and Jill bathroom which has a full 4-piece suite to include a shower enclosure, bath with shower over, wash hand basin and WC.

### OUTSIDE

Accessed through patio doors from the kitchen and sitting room, the rear garden is the perfect place for some peaceful pottering. A patio leads out to the lawned area accommodating a timber shed, completely enclosed by timber fence and Devon banks. There is pedestrian access to the rear garden using a pathway to the side of the neighbouring bungalow. The property is accessed through an electronically gated drive via an entry phone, and has one allocated parking space along with access to several visitor parking spaces.

### SERVICES

Mains water, gas, electricity and drainage. Please note that the agents have neither inspected nor tested these services

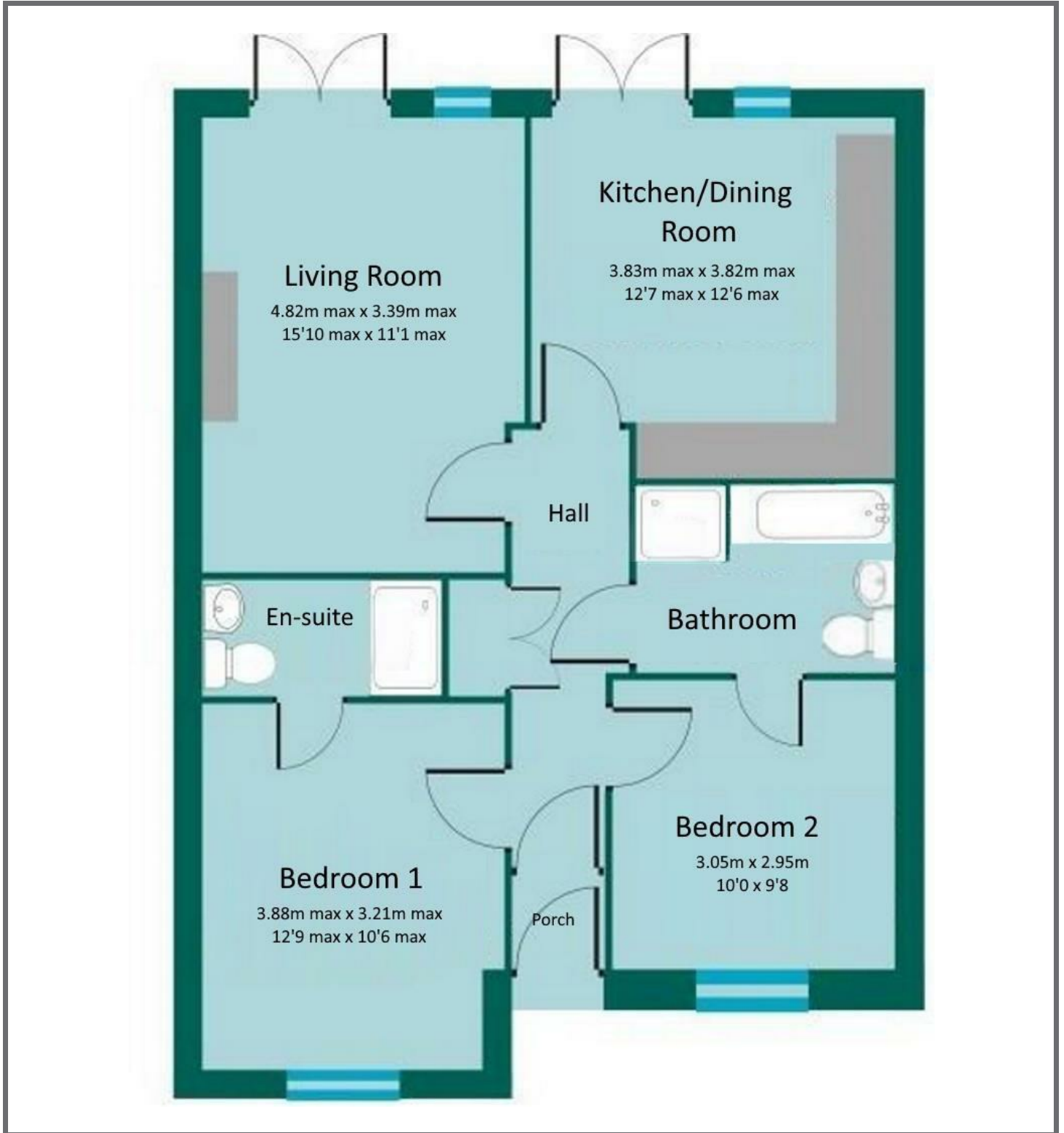
### AGENT'S NOTES

1. The property is held in Freehold. There is an annual charge payable to the management company who maintain the cul-de-sac, which is approximately £850 per annum.
2. Some of the contents of the bungalow may be available by separate negotiation.
3. As of 29.11.22 an EPC has been ordered and will follow shortly.









These particulars are a guide only and should not be relied upon for any purpose.

Bedford Square, Tavistock, Devon, PL19 0AH



Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

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