Bond Oxborough Phillips

Changing Lifestyles

172 Whitchurch Road, Whitchurch, Tavistock, PL19 9DF



Offers Over £189,950







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- Sought-after Whitchurch location
- Charming two-bedroom terraced cottage
- Spacious living room
- Kitchen/dining room
- Useful rear porch
- Generous enclosed rear garden
- Lovely countryside views
- Vacant possession with no onward chain







Offering plenty of potential, this delightful terraced cottage enjoys a lovely position within the sought-after area of Whitchurch, with the added benefit of a generous rear garden overlooking the surrounding countryside.

The accommodation offers a living room, leading through to a kitchen/dining room which provides a sociable space for everyday living. A useful rear porch adds further practicality, while to the first floor are two well-proportioned bedrooms and a shower room.

One of the property's particular highlights is the attractive rear garden, which is a good size and predominantly laid to lawn, enjoying a pleasant outlook across the neighbouring countryside. It offers plenty of space for outdoor dining, gardening or simply relaxing and making the most of the surroundings.

Now vacant and offered for sale with no onward chain, this is a wonderful opportunity for someone to put their own stamp on a charming cottage and create a home to suit their own tastes. Equally appealing to first-time buyers or those looking to downsize, early viewing is highly recommended.

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Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Largely the 19th-century town centre is focused around Bedford Square which is a short stroll from this property.

The town offers a superb range of shopping, boasting the famous Pannier Market and a wide range of local and national shops. Also there are public houses, cafes, restaurants, social clubs, riverside park, leisure centre, theatre, doctors surgery, dentists and Tavistock Hospital. There are excellent educational facilities including primary and secondary schools in the state and private sector. The town has superb recreation and sporting facilities including; Tennis club, bowls club, golf club, cricket clubs, football club and athletics track.

Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.







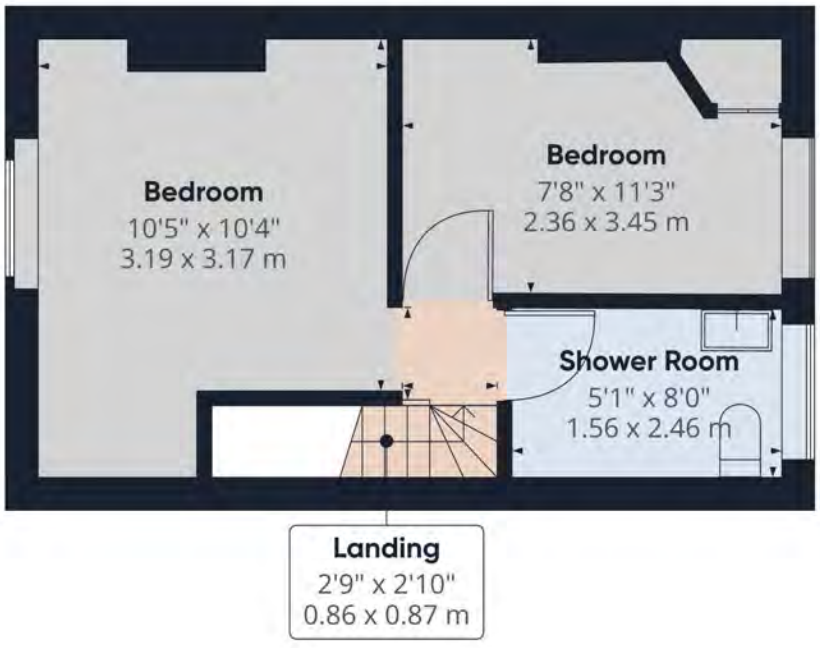




Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.



Floor 0





Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.