



Bond
Oxborough
Phillips

Changing Lifestyles

218A Whitchurch Road,
Tavistock, PL19 9DQ



Target Price - £779,950



Changing Lifestyles

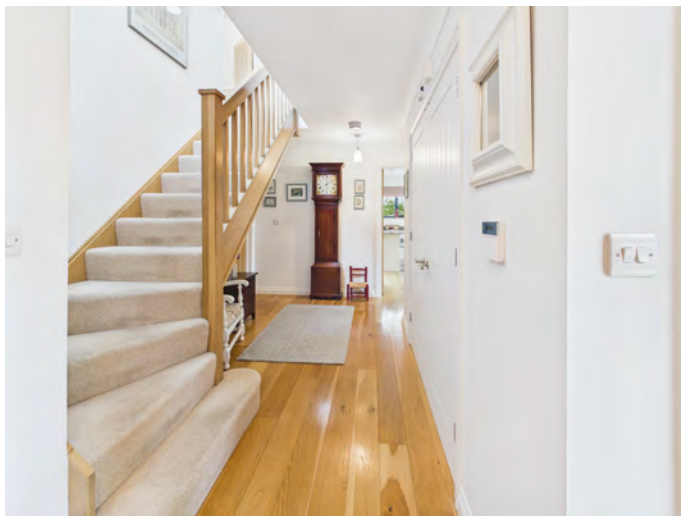
01822 600700

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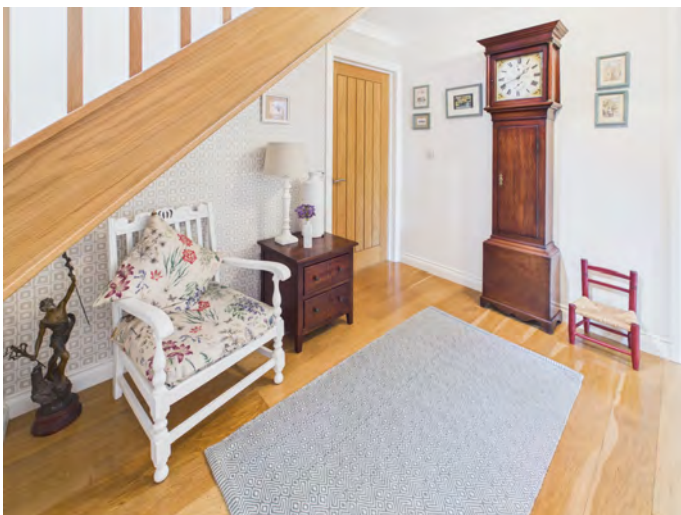


Contemporary luxury, exceptional efficiency, and elegant living in an exclusive setting...

- Four spacious double bedrooms
 - High-spec kitchen with integrated AEG appliances
 - Generous living/dining room with French doors to garden
 - Versatile additional reception room
 - Separate multi-zone heating systems to ground and first floor
 - Solar panels for improved energy efficiency
 - Landscaped south-west facing garden with decking & gazebo
- EPC Rating - B



This exceptional four-bedroom executive home is set within an exclusive development in the highly desirable area of Whitchurch, offering contemporary design, high-spec finishes, and excellent energy efficiency. Beautifully presented throughout, the property features spacious, versatile living areas, a stunning open-plan kitchen, and a landscaped south-west facing garden ideal for entertaining. With photovoltaic panels, and two separately zoned heating systems featuring underfloor heating to the ground floor and radiators and heated towel rails to the first floor, combined with quality construction, this home combines luxury living with lower running costs, making it perfectly suited for modern family life.





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Internal Description

From the moment you arrive, the home makes a striking first impression, with generous off-road parking, a well-proportioned attached garage, and attractive frontage. Sustainability has been thoughtfully integrated, with photovoltaic panels, and two separately zoned heating systems featuring underfloor heating to the ground floor and radiators and heated towel rails to the first floor solar panels and advanced construction methods delivering excellent thermal performance, reduced energy costs, and a comfortable year-round living environment.

A covered entrance porch leads into a bright and welcoming hallway, complete with a cloakroom, built-in storage, and elegant engineered oak flooring that flows seamlessly through to the principal living areas. The heart of the home is the stunning open-plan kitchen and breakfast room, extending over 24 feet and designed with both style and functionality in mind. Featuring high-quality cabinetry, sleek quartz worktops, and a comprehensive range of integrated AEG appliances, this space is perfectly suited to both everyday living and entertaining. A central breakfast bar provides a natural gathering point, while the dual-aspect layout allows light to flood the room.

To the rear, one impressive room spans the width of the property, currently used for living and formal dining. Two sets of French doors open directly onto the garden, enhancing the sense of space and seamlessly connecting indoor and outdoor living. A further reception room at the front of the property—currently arranged as a cosy morning room—offers excellent flexibility and could easily serve as a home office, playroom, formal dining room or even a ground-floor bedroom if required.

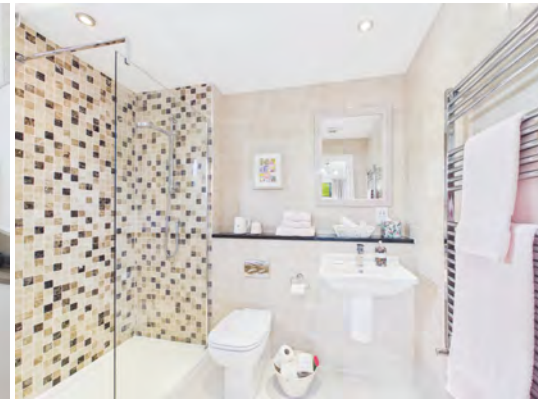
Upstairs, the property continues to impress with four well-proportioned double bedrooms arranged around a bright and airy landing. The principal suite and second bedroom both benefit from stylish en-suite shower rooms, finished with modern fittings. The remaining bedrooms are served by a beautifully appointed family bathroom, complete with both a separate bath and shower, as well as a useful heated airing cupboard.

The attached garage is both practical and versatile, measuring over 16 feet in width and incorporating a dedicated utility area with internal access from the hallway. An electric roller door and additional access to the rear garden further enhance its convenience.

Maintenance charge: £400 per year.

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The south-west facing rear garden is a true highlight of the home and has been thoughtfully designed to create a series of attractive and functional outdoor spaces. A recently installed decked terrace, complete with an automated retractable awning, provides the perfect setting for relaxing or entertaining in all weather conditions. A separate patio and permanent gazebo create an inviting outdoor dining area, ideal for summer evenings. Beyond this, a beautifully crafted stone wall and steps lead to an elevated lawn framed by mature planting beds, offering both privacy and visual appeal. The garden is further enhanced by a variety of established trees, including a striking Scots Pine, adding character and natural beauty to this exceptional outdoor space.



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.



We are to help you find and buy your new home.....



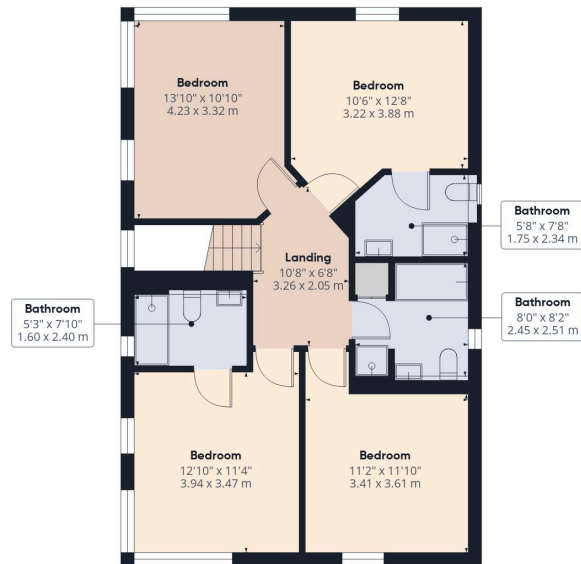
The Works,

3 Dolvin Road,
Tavistock, Devon,
PL19 9EA

01822 600700
tavistock@bopproperty.com



Floor 0



Floor 1



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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.

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