



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 Churchill Road  
Tavistock  
PL19 9BU



**Asking Price - £495,000**



Changing Lifestyles

01822 600700



# 9 Churchill Road, Tavistock, PL19 9BU.

A spacious four bedroom detached home, a short walk from the town center of Tavistock with garden, parking and double garage with workshop...



- Detached Home in Sought After Location
- Offering Four Bedrooms
- Generous Plot, Mature Gardens
- Single Garage & Additional Double Garage & Inspection Pit.
- Plenty of off Road Parking
- Solar Panels
- Opportunity to Update
- En Suite & Family Bathroom
- Two Reception Rooms & Study



Nestled in a sought-after location in the charming village of Whitchurch, this delightful four-bedroom detached house offers a perfect blend of space, comfort, and potential that's been a family home for 40 years. Set on a generous plot, the property benefits from large gardens that provide an ideal space for family living and outdoor enjoyment.

Internally, the home boasts two spacious reception rooms, ideal for both relaxed family time and entertaining guests. A separate study offers the perfect environment for working from home or additional office space. The kitchen and dining area are well-proportioned, offering scope for modernisation and personalisation.

Upstairs, you'll find four well-sized bedrooms, including a master with an en-suite bathroom. The family bathroom serves the remaining rooms and offers ample space for a growing family.

Externally, the property offers both a single and an additional double garage, providing valuable parking and storage options. The expansive gardens offer room for further development and landscaping, making this property an excellent opportunity for those looking to add their own stamp.

With great potential to improve, this is a fantastic opportunity to create a dream family home in one of Whitchurch's most desirable locations.





# Changing Lifestyles

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.

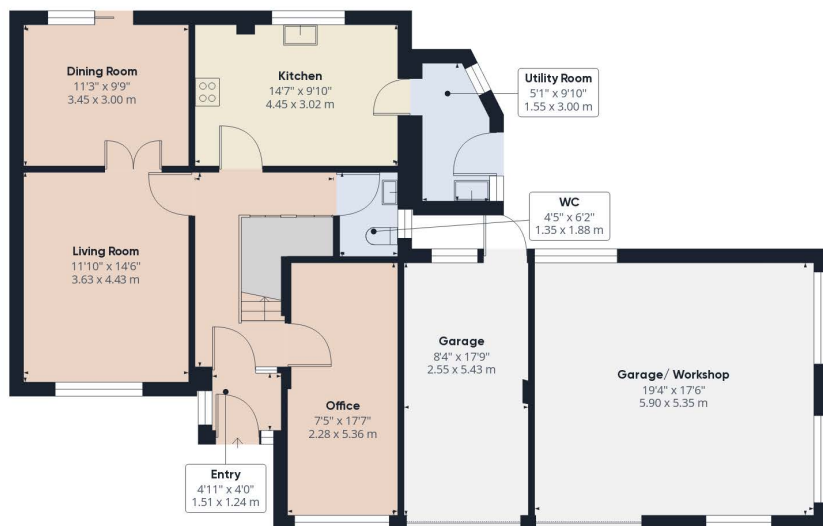
Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



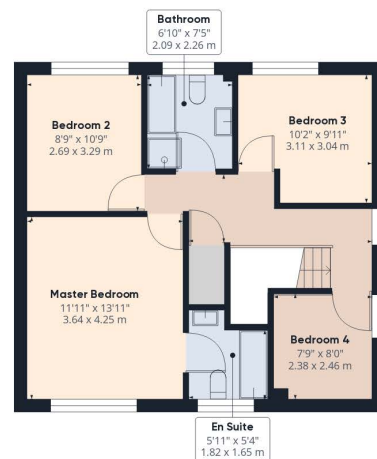
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:

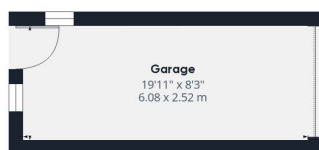




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

## 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.

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.