



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 Philpott Lane,  
Tavistock,  
PL19 9FB



**OIEO - £550,000**



Changing Lifestyles

01822 600700





- Stunning Executive Detached Home
- Spacious and Light-Filled Interiors
- Four Generous Double Bedrooms
- Master En Suite & Family Bathroom
- Lovely Southeast-Facing Garden
- Double Garage and Ample Driveway Parking
- End of a Quiet Cul-de-Sac on the Outskirts of Town
- Conveniently Located Near Shops and Schools
- No Onward Chain



Nestled within a peaceful cul-de-sac on the southern edge of Tavistock, this elegant and contemporary detached home combines spacious design with high-quality finishes. Offering four generously sized double bedrooms and an integral double garage, this modern property provides exceptional comfort and convenience. Built in 2014 to a high energy-efficiency standard (EPC Band B), the house blends modern functionality with stylish living, including underfloor heating, solid oak doors, and slate flooring.

The ground floor features a welcoming entrance porch that leads to a bright central hallway. The open-plan living and dining area is perfect for both relaxation and entertaining, with a wood-burning stove at one end and bi-fold doors at the other, seamlessly connecting the indoors with the beautifully designed rear garden. Adjacent to the dining area, a covered terrace beneath a metal pergola creates an inviting space for al fresco dining. The sleek, modern kitchen boasts integrated Bosch appliances, Corian worktops, and ample storage, complemented by a separate utility room that links to the double garage.



Upstairs, a galleried landing leads to four spacious bedrooms, including a master suite with an en-suite shower room and a Juliette balcony overlooking the garden. The family bathroom is well-appointed and conveniently located for the other bedrooms.

The landscaped gardens are thoughtfully designed, with a low-maintenance front area and a private, level lawn at the rear bordered by a charming Devon bank filled with seasonal plants. A paved terrace and gated side access enhance the practicality and aesthetic appeal of the outdoor spaces.

Situated just over a mile from Tavistock's town centre and close to local amenities, this home offers the best of both worlds: easy access to the vibrant market town's shops, schools, and facilities, as well as proximity to scenic countryside areas like West Down common and Doublewaters for outdoor pursuits. With no onward chain, this freehold property is ready for its new owners to enjoy.



# 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.



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