



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Willsworthy Drive

Tavistock

PL19 0FP



**OFFERS IN EXCESS OF - £650,000**



Changing Lifestyles

01822 600700

# 2 Willsworthy Drive, Tavistock, PL19 0FP



- Five-bedroom, three-bathroom detached family home in the prestigious Embden Grange Development
- Panoramic moorland views and southwest-facing gardens
- Built in 2020 to a high standard with energy-efficient EPC rating B
- Upgraded 'Pearl' kitchen with Silestone worktops and integrated 'AEG' appliances
- Amtico flooring throughout the kitchen and dining areas, creating a modern, stylish space
- Triple-aspect sitting room filled with natural light and views, plus a versatile Dining Room/Study
- Spacious master bedroom with dual aspect views and a modern en-suite shower room
- Level plot with paved patio, lawn, vegetable-growing area, double-width driveway, and double garage



A substantial five-bedroom, three-bathroom detached family home with panoramic moorland views, southwest-facing gardens, and a detached double garage. Located in the prestigious Embden Grange Development, on the edge of town and within easy reach of the town centre and amenities. Built in 2020 to a high standard by David Wilson Homes, this energy-efficient property (EPC rating B - 86) has been further upgraded by the current owners with a stunning 'Pearl' kitchen, Silestone worktops, Amtico flooring, bespoke blinds, upgraded electrics, remote-controlled garage doors, and exterior self-cleaning paint.



The welcoming entrance hall features parquet flooring, with a cloakroom off the hallway. The spacious kitchen/dining room enjoys a sunny southwest aspect and is equipped with high-end integrated 'AEG' appliances, including a double oven, induction hob, fridge/freezer, and wine cooler. The utility room matches the kitchen and offers additional storage, with space for a washing machine and tumble dryer. The large, triple-aspect sitting room is filled with natural light and includes a feature bay window with moorland views and French doors opening to the rear garden. There's also a versatile Dining Room/Study with lovely views, ideal for working from home.



The first floor includes a vaulted ceiling landing with views of Dartmoor, a spacious master bedroom with dual aspect views and an en-suite shower room, two further double bedrooms, and a beautifully appointed family bathroom. The second floor offers two additional double bedrooms with fantastic views, sharing a modern shower room.

The property sits on a generous, level plot with enclosed gardens. The front garden, with attractive railings, enjoys far-reaching moorland views and has a double-width tarmac driveway providing parking for four vehicles and a double garage. The larger than average rear garden is southwest-facing, enclosed by wooden fencing, with a paved patio and lawn area. There's also a dedicated area for growing fruit and vegetables including extensive raised planters and a new greenhouse.

# 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.

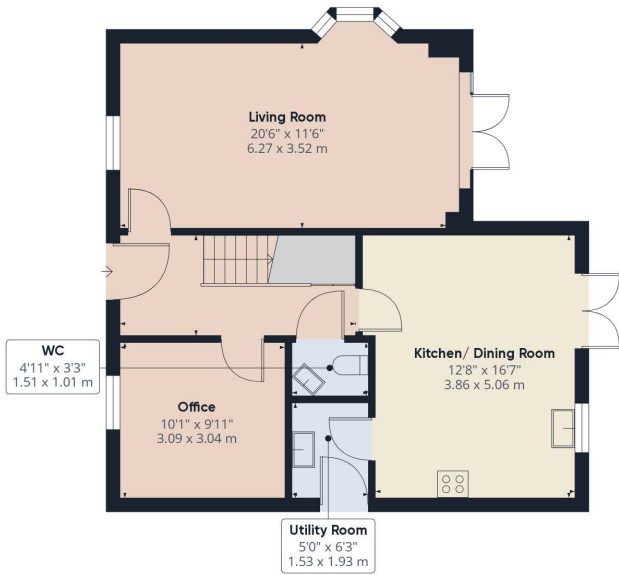
Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



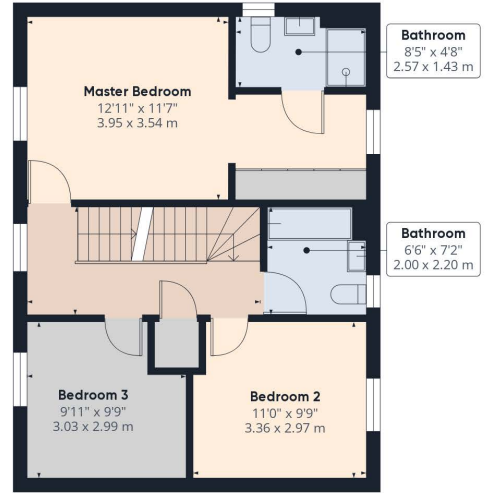
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

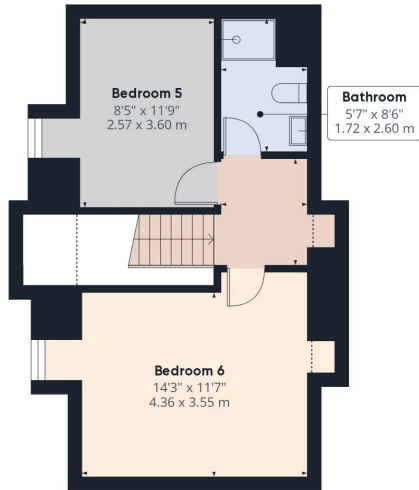




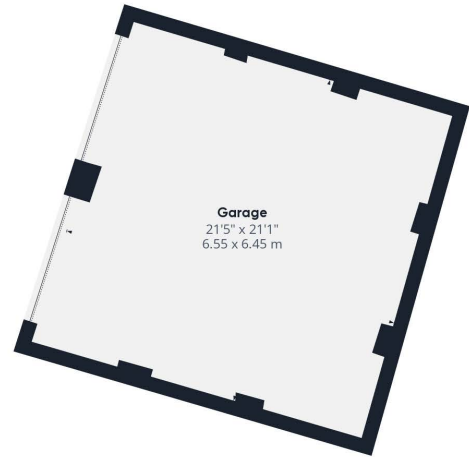
Floor 0 Building 1



Floor 1 Building 1



Floor 2 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.