



87 WHITCHURCH ROAD
GUIDE PRICE £225,000

Pretty Cottage within a Short Walk to Whitchurch Downs
TAVISTOCK

MILLER TOWN & COUNTRY
exp UK



- » Characterful Cottage with Original Features
- » Short Walk to Whitchurch Down and Town
- » Two Bedrooms and Bathroom
- » Living Room and Kitchen/Diner
- » Spacious Garden and Stone Shed
- » On Road Parking
- » CHAIN FREE

The Property

This pretty cottage has been well looked after by the current owner and offers a warm cosy feel the moment you walk through the front door.



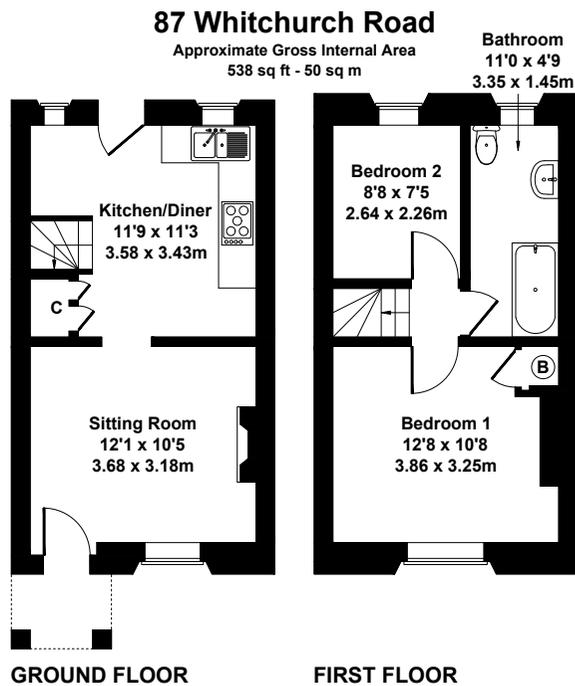
Like the rest of the cottage, the living rooms has plenty of character with exposed stone walls and wooden beams. It flows into the kitchen/diner, a spacious room with plenty of storage and room for a small table and chairs. There is a window and stable door overlooking the garden at the rear. Upstairs there are wooden floors and original door to both bedrooms. There is a large single bedroom and a spacious double along with a good size bathroom complete with bath and electric shower over.



Outside

At the front, there are steps leading past a raised gravelled bed to the attractive storm porch and front door. At the rear from the kitchen is a courtyard with a stone shed, and steps lead to a paved seating area, perfect for pots, and a lawn. A few footsteps further up the path is a raised decked terrace, a great spot for a barbecue or an afternoon cuppa with a book. The garden is surrounded by hedge and fence boundaries.





Not to Scale. Produced by The Plan Portal 2026
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Location

Ideally located within walking distance of the town centre, local amenities and schools, this property also benefits from easy access to the open spaces of Whitchurch Down, perfect for dog walking and enjoying the outdoors. Tavistock is a historic stannary and market town set along the banks of the River Tavy, on the western edge of Dartmoor National Park. The area is renowned for its beautiful scenery and miles of open countryside, making it ideal for walkers and cyclists. The vibrant maritime city of Plymouth lies approximately seventeen miles away, offering an extensive range of shopping and commercial facilities, a major hospital, a continental ferry port, and excellent rail connections.

Agents Note: There is a ROW that runs the length of the terrace for garden access. A potential non-coal mining risk has been identified.

KEY INFORMATION

-  2 Bedrooms
-  1 Bathroom
-  1 Reception Room
-  On Street
-  Not Listed
-  Heating: Gas central heating
-  Utilities: Mains electric, water, drainage and gas
-  Restrictions: None known
-  Easements, Wayleaves: Yes - ROW at back for garden access
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: Yes
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: C (70)
-  Council Tax Band: B
-  Tenure: Freehold
-  Broadband: FTTP
*Per Ofcom
-  Mobile Signal: Good
*Per Ofcom
-  Not suitable for wheelchair users

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01822 617243 | tavistock@millertc.co.uk

www.millertc.co.uk

2 Drake Road, Tavistock
Devon, PL19 0AU



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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