



Parkwood Road

Tavistock

Guide Price £475,000



3



1



2



E



## Parkwood Road

### Tavistock

An impressive family home, sympathetically refurbished to an exceptionally high standard. Combining period features with contemporary, improvements include majority bespoke timber sliding sash windows, new traditional internal doors, underfloor heating, and comprehensive rewiring and replumbing. The property offers three double bedrooms, two reception rooms, off-road parking for three to four vehicles, front and enclosed level rear gardens, all within a short level walk of the town centre.

Traditional new front door leads you into the vestibule with ample space for coats and boots, an attractive internal door with stained glass insert into the hallway. Underfloor heating to the vestibule, hallway and reception rooms, with reclaimed parquet flooring. Stairs to first floor with bespoke storage cupboards under. Door leading into a stunning sitting room with bay window and fireplace housing a woodburning stove. Further family room, which could be used as a fourth bedroom if desired, also with a woodburning stove, bespoke storage cupboards to either side with bi-fold doors. The kitchen/diner is light and airy with an attractive range of wall and base units under solid wood worktops incorporating a double Belfast sink with mixer tap. Eye-level double oven and gas hob with extractor over. Sliding patio doors lead to the rear gardens. On the first floor, newly installed stairs lead to a first floor landing with linen cupboard, with radiator. There are three double bedrooms, two with bespoke wardrobes and vintage style radiators. All the bedrooms have Victorian cast iron feature fireplaces. The family bathroom boasts a bath with traditional mixer shower over, pedestal basin and WC, vintage style heated towel rail. Humidistat extractor unit.

Level gardens with mature shrubs and plants, gravelled driveway offering off road parking, gate to side with storage shed and enclosed level lawn with flower borders, raised patio area, ideal for entertaining.







#### Vestibule

#### Entrance Hall

#### Sitting Room

18'0" x 16'4" into bay. (5.50 x 5.00 into bay.)

#### Family Room/Bedroom 4

12'11" x 11'2" (3.95 x 3.42)

#### Kitchen/Breakfast Room

22'3" x 10'9" (6.79 x 3.28)

#### First Floor Landing

#### Bedroom 1

13'1" x 10'10" (3.99 x 3.32)

#### Bedroom 2

13'2" x 11'2" (4.02 x 3.42)

#### Bedroom 3

11'3" x 10'0" (3.45 x 3.06)

#### Bathroom

9'0" x 6'8" (2.75 x 2.05)

#### Services

Mains gas, electricity, water and drainage. Ground floor underfloor heating (excl. Kitchen/Breakfast Room).

#### EPC

E54

#### Local Authority

West Devon Borough Council - Tax Band C

#### Tenure

Freehold

#### Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

#### Directions

From the town centre proceed along Parkwood Road where the property can be found on the left towards the end of this road.





Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

