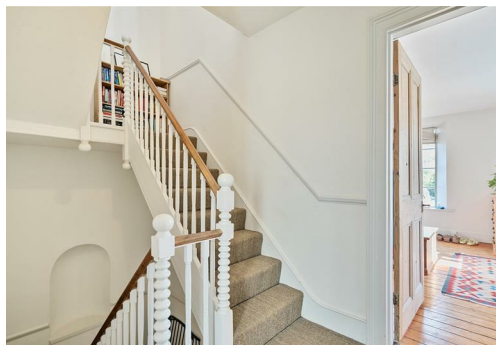




9 Parkwood Road

9, Parkwood Road, Tavistock, Devon PL19 0HG



Tavistock Town Centre 0.25 miles •
Whitchurch Down 1.2 miles • Plymouth
City Centre 15.5 miles • Exeter (via A30) 39
miles • [What3words///rocky.fleet.herds](#)

**A five bedroom semi-detached property
with character features throughout,
located within level walking distance to
the town centre of Tavistock**

- Semi-detached Victorian Villa
- Sizeable Family Home
- 5 Double Bedrooms
- Boasting Over 2,000 Sq Ft
- Character Features Throughout
- Walking Distance to Town Centre
- Large South Facing Garden
- Driveway with Parking
- Freehold
- Council Tax Band: E

Guide Price £550,000

SITUATION

Situated on Parkwood Road within level walking distance into the town centre. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held.

DESCRIPTION

A charming Victorian semi-detached villa located just a five-minute walk from the heart of Tavistock town centre. This elegant home offers over 2,000 square feet of accommodation arranged over four floors, featuring five bedrooms, two bathrooms, and an additional toilet servicing the fifth bedroom on the basement level. Full of period character, the property boasts hallmark features of the Victorian era, including high ceilings and generous room proportions. Outside, there is one off-street parking space to the rear, with additional on-street parking available either freely or via a permit scheme. The south-facing garden enjoys excellent natural light and includes a handy outbuilding for storing garden tools and pots, a modern greenhouse, and a delightful conservatory, perfect for enjoying the garden all year round. It is worth noting that this particular Victorian home is not listed.

ACCOMMODATION

The current owners primarily use the rear entrance via the spacious conservatory, which offers ample room for coats, shoes, and even a sofa, creating a cosy snug. From here, you can access both the kitchen and dining room.

The kitchen/diner room is a generous open-plan space, an extension to the original house, fitted with a range of cupboards and a large Aga with induction hob and extractor above. There's also an integrated dishwasher and space for a large fridge-freezer. A step down leads to the oak-floored dining room, featuring a disused open fireplace and plenty of space for entertaining. The main hallway connects the dining room to the principal front entrance and the large living room.

The living room is full of Victorian character, including wooden windows, pine floorboards, high ceilings, deep skirting boards, dado rail, and a central wood-burning stove with built-in cabinets either side.

On the first floor, the family shower room sits ahead from the landing. The master bedroom, with dual-aspect windows and built-in cabinetry, is to the left; bedroom two, with a disused fireplace and

fitted cabinets, is to the right.

On the second floor is a bathroom with a bath and shower above, and two further good-sized bedrooms (three and four), both with large pine floorboards and Velux windows. Bedroom three enjoys views across Parkwood Road.

The basement level features oak flooring throughout, a utility room with washing machine, tumble dryer, and space for a fridge freezer, a separate macerator toilet, and a fifth bedroom ideal for guests, a home office, or further living accommodation.

OUTSIDE

To the rear of the property is a private parking space accessed via Old Exeter Road. The driveway is bordered by metal railings, currently in the process of being replaced, and steps lead down towards the house. To the left is a useful garden store room, and a pathway winds around the side past the conservatory, leading to the front garden. Along the side of the property is the main entrance, framed by a beautiful wisteria currently in bloom. The front garden is a good size, featuring a modern greenhouse to the right and a 'hit and miss' fence to the left, marking the boundary. The garden gently slopes down to a pathway leading onto Parkwood Road, with a shed positioned at the bottom opposite the gate.

SERVICES

Mains water, gas, electricity and drainage are connected, with gas central heating throughout. Ultrafast broadband is available, good mobile voice/data is available with EE, Three and Vodafone (may vary with other suppliers. Source, Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

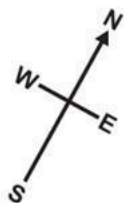
DIRECTIONS

The property can be accessed from both Parkwood Road and Old Exeter Road. From Parkwood Road, heading away from the town centre, pass Lawson's and No. 3 Parkwood Road. About 10 yards beyond No. 3, on the left, is the shared entrance gate for Nos. 9 and 11 Parkwood Road. Enter the gate and follow the pathway up, bearing left to reach the gate of No. 9, where the path leads up through the front garden to the main entrance. From Old Exeter Road, the property is located approximately 200 yards up on the right-hand side, where the driveway and rear entrance can be found.

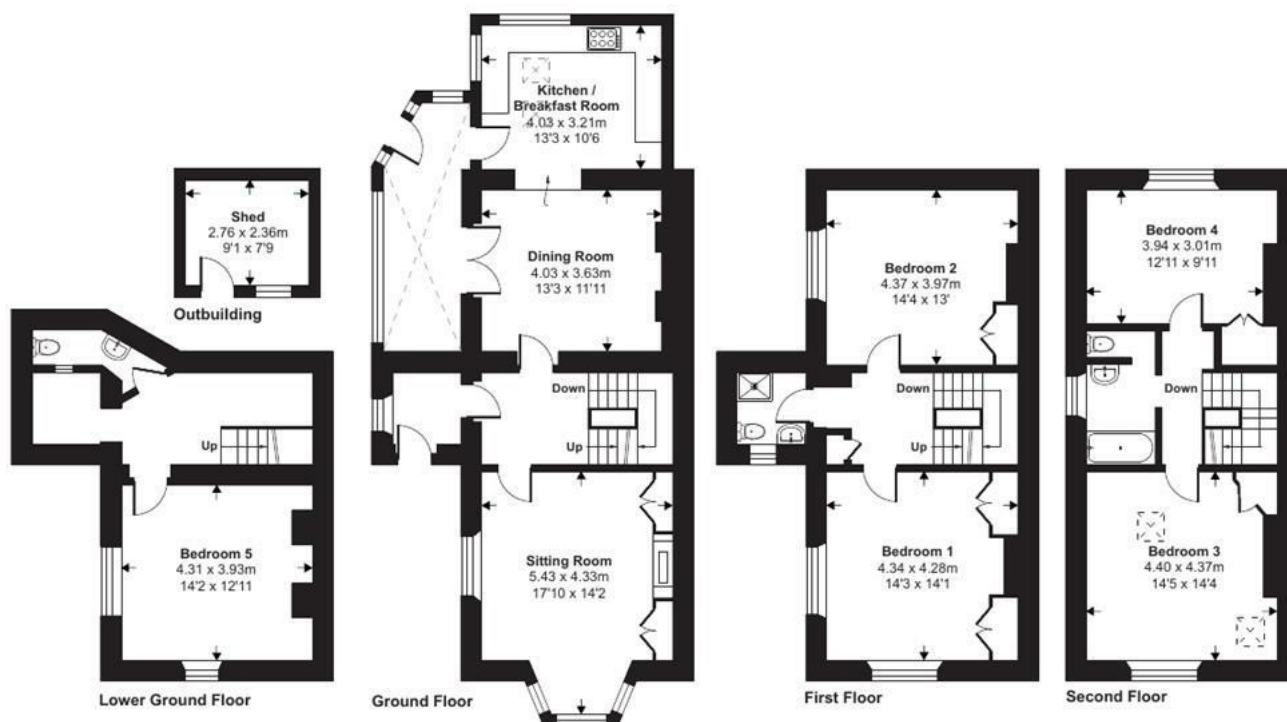
AGENTS NOTE

No.9 Parkwood Road has a right of way to access the front of the property via the pathway from Parkwood Road.



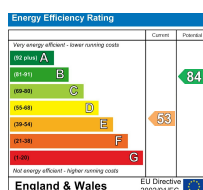


Approximate Area = 2189 sq ft / 203.3 sq m
 Outbuilding = 70 sq ft / 6.5 sq m
 Total = 2259 sq ft / 209.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025.
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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