



3, Parkwood Road



STAGS

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Tavistock, Devon PL19 0HG

High Street 150 yards • Whitchurch Down 0.7 miles (on foot) •
Plymouth 18 miles • Exeter 38.5 miles

In a hugely accessible, town-centre location, an individual 3/4-bedroom house with ample parking and low-maintenance gardens, offering superb potential for modernisation or remodelling (STP).

- Unique Detached House
- Up to Four Bedrooms
- Short Level Access to Town
- Large Gated Drive, Garage
- Freehold
- Highly Versatile
- Hugely Convenient Location
- Low-maintenance Gardens
- No Onward Chain
- Council Tax Band: D

Guide Price £450,000

SITUATION

The property is situated in one of Tavistock's most accessible locations, in the very heart of the town, within a level walk of just 150 yards to the high street and principal shopping parade. The town's many amenities and facilities are all in close proximity, and there is a local bus stop only 50 yards from the property's entrance. The prestigious Mount Kelly is within half a mile, and Dartmoor National Park, at Whitchurch Down, is approximately a mile away.

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 farmers' markets are held. The coastal city of Plymouth is some 15 miles to the south, and Exeter, 40 miles to the northeast, provides air, rail and motorway connections to London and the rest of the UK.



DESCRIPTION

This hugely conveniently located, individual detached house is available for the first time in over 30 years, with no onward chain. The accommodation is extremely flexible, offering up to four bedrooms, arranged in a reverse-level layout to maximise natural light into the principal rooms. This flexibility provides considerable scope for alteration, remodelling or a potential extension, subject to any necessary consents or approvals. Externally, the house is served by ample parking in a gated drive, alongside a detached garage, with low-maintenance gardens to the front and rear. The property benefits from a good degree of modern comfort and convenience whilst featuring some character elements, such as dado rails, coving, beamed ceilings and stone former fireplaces, and, having been well-maintained in recent years, now presents an interesting opportunity for an incoming owner to create a one-of-a-kind home of their choosing.

ACCOMMODATION

The property is accessed at first-floor level beneath a covered entrance into a lobby, where stairs descend to the ground floor. The accommodation can then be summarised as follows: a central hallway; a bright, dual-aspect sitting room, centered around a sizeable stone fireplace housing a gas fire; the kitchen, which has a range of cupboards and cabinets with roll-edge worktops incorporating a stainless steel, 1.5-bowl sink and drainer, and spaces for appliances including a freestanding electric cooker; a breakfast/sun room with sliding doors to the garden; a dining room/potential bedroom, overlooking the front aspect; two first-floor double bedrooms; a large family bathroom with a bath and shower enclosure; a sizable ground-floor room which could be either a bedroom or reception room, with patio doors out to the front; an office/hobbies room featuring a worktop, extensive power points and fitted cupboards, and; a ground-floor WC.

OUTSIDE

The property is accessed into a good-sized, gated tarmac drive providing parking for several vehicles and housing the detached garage, which has power, lighting and a workbench. Steps then lead up to the property's entrance. There is access around both sides of the house to the rear courtyard garden, which features a paved patio and has two raised borders planted with established shrubbery.

SERVICES

Mains water, electricity, gas and drainage. Gas-fired central heating throughout. Ultrafast broadband is available, and mobile/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment. The What3words reference is ///priced.plus.bunks. For detailed directions, please contact Stags.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	49	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

Bedford Square, Tavistock,
Devon, PL19 0AH

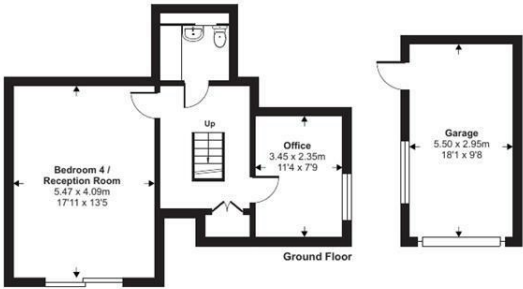
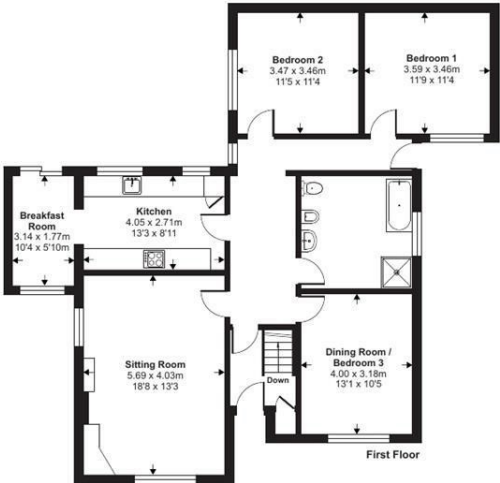
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Approximate Area = 1676 sq ft / 155.7 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 1851 sq ft / 171.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1354524