



Town • Country • Coast



Parkwood Road

Tavistock

Price Guide £260,000



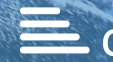
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## Parkwood Road

### Tavistock

A two bedroom purpose built first floor apartment with balcony boasting Riverside Views of the River Tavy situated in a highly sought after and exclusive development with allocated parking space located in the centre of Tavistock and offered to the market with NO ONWARD CHAIN.

Waters Edge is highly regarded riverside development of luxury apartments conveniently situated for Tavistock town centre and benefits from allocated parking and secure telephone entry system with a lift service to all floors.

The apartment itself is bright and spacious and accessed via an L-shaped entrance hall with two fitted storage cupboards and doors off to the rooms.

The living space is generously sized with a bright and airy lounge with ample space for a dining table and chairs and a lovely balcony to the front aspect perfect for relaxing and enjoying the undisturbed views of the River Tavy.

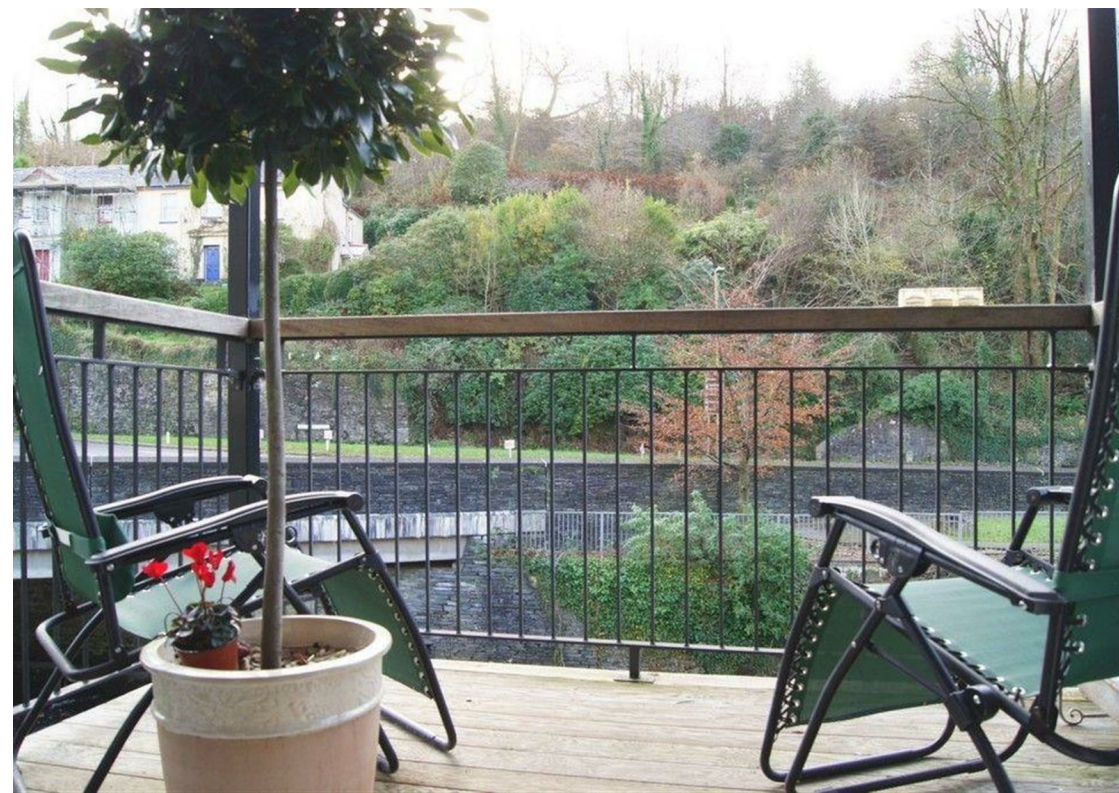
The kitchen is open plan and fitted with modern floor and wall mounted units in off white, incorporating worktops with an inset sink, a four ring gas hob with electric oven, grill and integrated kitchen appliances.

The master bedroom benefits from a double wardrobe and double glazed windows to the rear with stunning views of the river.

The second bedroom is also fitted with a double wardrobe cupboard and can be used as a study, further dining space or occasional single bedroom for visiting guests.

The outside is well maintained with an allocated off street parking space and a bin storage shed. Tavistock is only a few minutes level walk away with a wide range of independent shops, cafes, restaurants and a bus station with regular services into Plymouth City Centre and Dartmoor National Park.

The property is offered with a share of the freehold.





#### Entrance Hall

#### Shower Room

10'9 x 8'1 (3.28m x 2.46m)

#### Bedroom One

16'0 x 10'9 (4.88m x 3.28m)

#### Bedroom Two

12'7 x 7'8 (3.84m x 2.34m)

#### Living Room/Dining/Kitchen

24'1 x 10'5 (7.34m x 3.18m)

#### EPC

75/C

#### Tenure

Leasehold- share of the freehold.  
Service/maintenance charge - £2,000 pa.

#### Services

Mains gas, electricity, drainage and metered water.

#### Council Tax Band

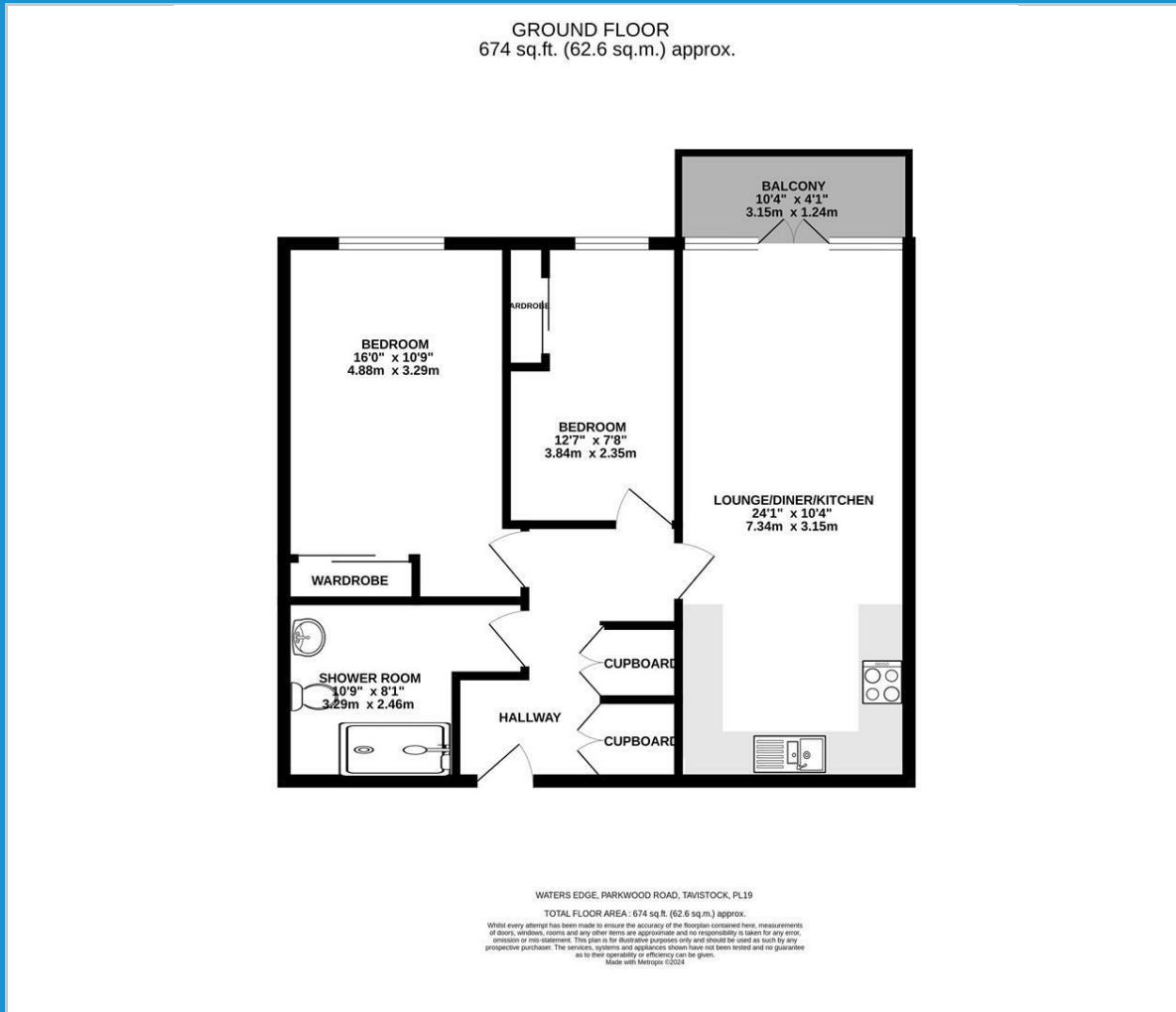
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#### Situation

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.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

