



Parkwood Court, Tavistock, Guide Price £115,000



Town • Country • Coast

Situated in the popular retirement development of Parkwood Court, is this ground floor, one bedroom apartment, for the over 55s only. The community at Parkwood Court have many activities including Knit and Natter and group lunches, held in the communal lounge. The apartment is only a short level walk from the bustling town centre and set within delightful communal well tended gardens.

The accommodation, which is double glazed and with night storage heating, together with emergency pull cords, can be approached either from the main entrance and communal hallway, or via its own private door in the gardens to the rear of the property, where there is a small flower bed. The living room has an open aspect over the gardens and an electric woodburning effect fire with surround. An archway opens into a comprehensively fitted kitchen with wall and base units, freestanding fridge/freezer, built in electric oven and ceramic hob, 1.5 bowl sink unit and tiled splashback. The generous double bedroom has fitted furniture, including dressing table, wardrobes, overhead storage and bedside tables. There is a shower room with electric Mira shower and seat, low level wc and vanity wash basin with cupboards below. Within the hallway is in an airing cupboard with hot water heater.

The gardens are well tended with various seating areas to enjoy outside or sunshine.

Offered for sale with no onward chain.



Parkwood Court, Tavistock,

Communal Entrance

Entrance Hall

Living Room
16'11" x 10'8"

Kitchen
10'9" x 5'11"

Bedroom
14'8" x 8'9"

Shower Room
7'0" x 5'4" max.

Tenure
Leasehold granted in February 1990 with 64 years remaining, ending in 2088. The vendors have informed us that the maintenance/service charge is approximately £3126 per annum.

Services
Mains electricity, drainage and water.

Council Tax Band
B

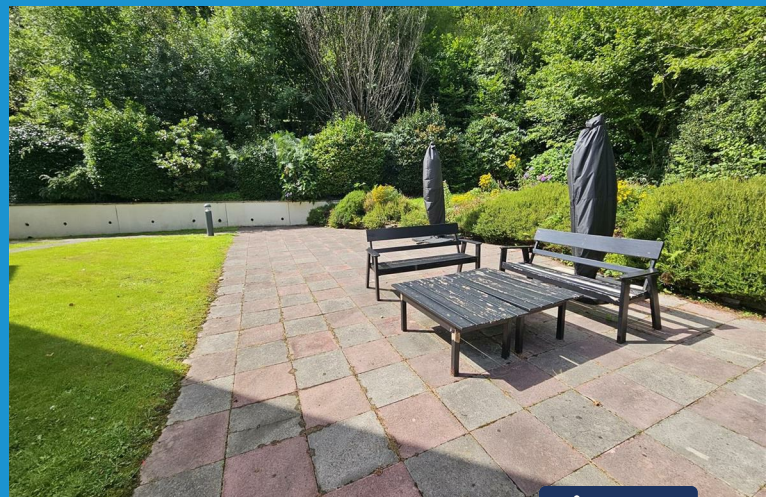
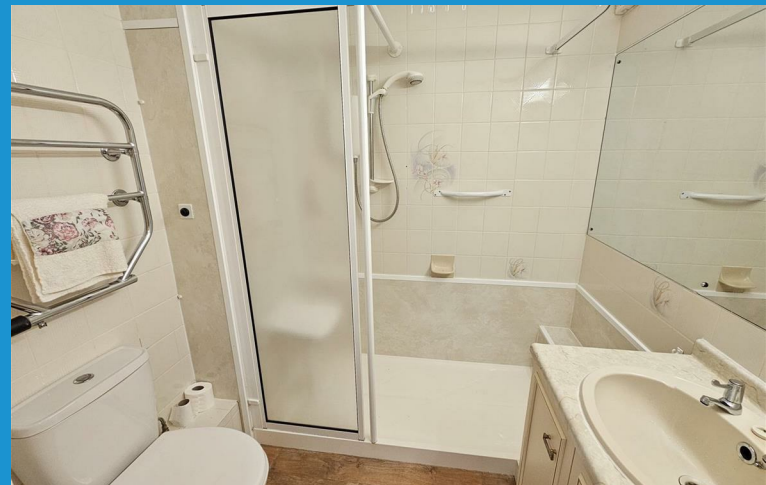
EPC
C73

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 Tavistock Town Centre proceed down the main road towards Co-op, continuing down to the end of Parkwood Road where you will find Yelverton Terrace on your left. Follow Yelverton Terrace down, where Parkwood Court will be found in front of you.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.