



Town • Country • Coast

Parkwood Road
Tavistock

Asking Price £250,000



Parkwood Road

Tavistock

Grade II Listed Duke of Bedford cottage tucked away with its own front and rear courtyard garden, only a short level walk from the bustling historic town. Boasting cosy accommodation with two reception rooms, two bedrooms and a shower room. Possibility of renting a garage nearby.

Many character features include timber latch doors on the ground floor and traditional timber panel doors on the first floor. Superb granite fireplace housing a woodburner. Exposed beams and 'A' frames, square paned windows and deep sills.

The cottage can be entered either from the front or rear, through a stable door into a well fitted kitchen with attractive wall and base units, under square edge worktops, integrated fridge and a built-in electric oven with gas hob and extractor over. A door leads into a good sized dining room and then leads into the sitting room. From here is a timber door into the front porch, ideal for coats and shoes. Stairs from the sitting room lead to the first floor landing with access to the roof space and doors lead to a generous double bedroom, with extensive range of built-in wardrobes with storage cupboards above and a further built-in airing cupboard housing the mains gas fired combination boiler for central heating and hot water. Furthermore is a single bedroom with ample space for a wardrobe and attractively fitted shower room with mains fed shower, vanity basin with cupboards below and a WC.

Approached via a shared path off Parkwood Road leading to the rear of the cottage, the path continues around to the front, where there is a courtyard garden area planted with shrubs. To the front an easy to maintain garden is bordered by flowering shrub borders attracting many birds and wild bees. An outhouse comprises space and plumbing for washing machine and tumble dryer with useful storage space.

The vendor has informed us that she currently rents a nearby garage and has been told that this could be transferred to a new owner.





Front Entrance Porch

Sitting Room

15'1" x 10'10" max. (4.61m x 3.31m max.)

Dining Room

13'3" x 7'8" (4.05m x 2.35m)

Kitchen

8'5" x 6'9" (2.57m x 2.08m)

First Floor Landing

Bedroom 1

11'7" narrowing to 8'9" x 9'3" (3.54m narrowing to 2.68m x 2.83m)

Bedroom 2

9'7" x 8'0" narrowing to 6'6" (2.94m x 2.45m narrowing to 1.99m)

Shower Room

8'0" x 3'5" (2.45m x 1.05m)

Services

Mains water, drainage, electricity and gas.

Local Authority

West Devon Borough Council. Council Tax Band B.

EPC

D66

Tenure

Freehold

Situation

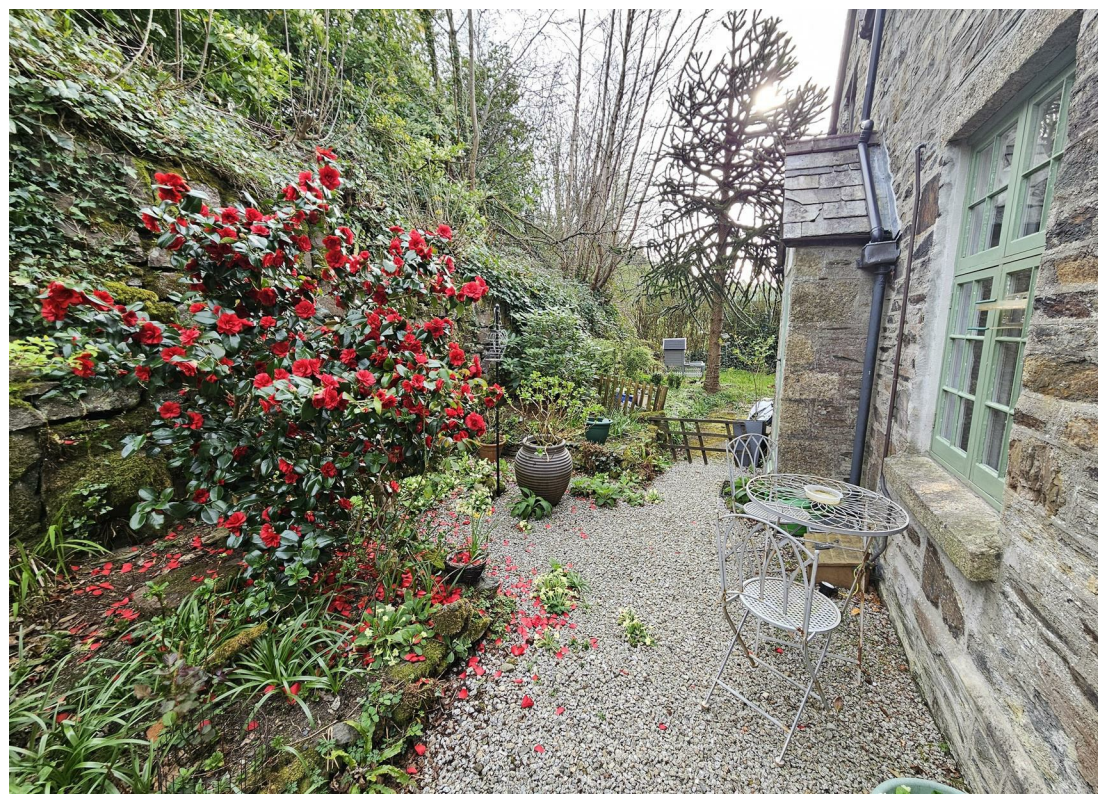
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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 and just before reaching No.68 on the right hand side you will see a hedge with a pathway, follow this path around to the rear and walk ahead where you will find two cottages, bear left and the rear entrance to the property is tucked away on the right hand side.

AGENTS NOTE

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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.

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Area Map



Energy Efficiency Graph

