



58 Parkwood Road  
Tavistock  
Devon  
PL19 0HH

Guide price £285,000



A delightful Grade II listed Duke of Bedford Cottage situated in the historical market town of Tavistock. Featuring a bespoke, recently fitted kitchen and tasteful decor that complements the original features of the property, it is located within walking distance of the town center and offers parking for three cars. This is a fantastic opportunity to purchase a cosy period property!



## ACCOMMODATION

The entrance porch leads to a cosy lounge with original features, including beams, a stone wall, various storage cupboards, and the fireplace that now houses a gas fire. Moving through into the bespoke newly fitted kitchen by local company ALTO Interiors, featuring a Bosch induction hob, electric oven, stylish extractor fan, integral slimline dishwasher, built-in Liebherr fridge-freezer, plumbed into the water supply with an ice maker. Additionally trip LED lights are fitted throughout the space creating a bright ambient atmosphere. An opening leads you to the dining room, with dual-aspect windows allowing natural light in. Also benefitting from electric underfloor heating this compliments the gas fired heating, and a double-glazed stable door leading to a path adjacent to the workshop and an outside WC.

From the lounge, a staircase takes you upstairs, where there are two double bedrooms. Bedroom one features original wooden flooring, exposed beams, and a window with views over the garden. The second bedroom is a small double, also adorned with original wooden flooring and exposed beams. The bathroom comprises a mixer shower over the bath, a WC, and a sink basin.

## OUTSIDE

At the front of the property, you'll find a gravelled area with off-road parking for three cars, a workshop equipped with an electric roller door, water, power, and space for your washing machine and tumble dryer. Also located here is the separate outside WC and hand basin.

To the rear of the property, there is a low-maintenance patio area with various shrubbery and flowers, which are beautiful when in bloom! Also, plenty of space for potting plants if you are a keen gardener!

## SITUATION

Tavistock, nestled in the heart of a breathtaking natural landscape, is a charming West Country Market Town and World Heritage site. This idyllic town boasts an array of attractions, from its shopping scene to its variety of schools and recreational opportunities. Wander through Tavistock's town centre, and you'll be greeted by a bustling ambiance, with local independent shops, quaint cafes, and inviting pubs. A stroll through the meadows park presents an enchanting canal walk, unveiling glimpses of the town's rich history. A mere short and level stroll from the property will lead you to the local shops. From there, you'll find the added convenience of a regular bus service to Plymouth, allowing you to explore the wider region and make the most of the available transportation links.

## SERVICES

The property is connected to mains water, drainage, gas, and electricity. The council tax is West Devon, Band B.

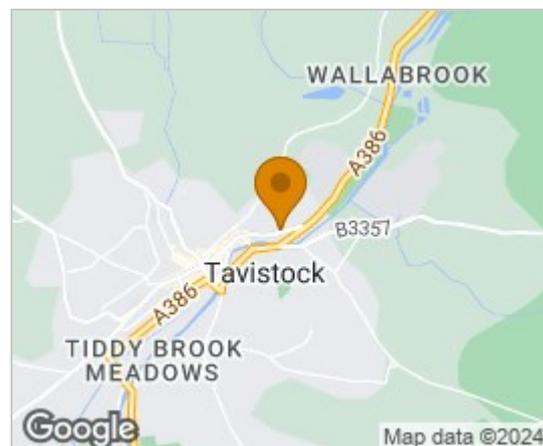
## AGENTS NOTE

There is a right of way for the other cottages to the front and rear of the property.

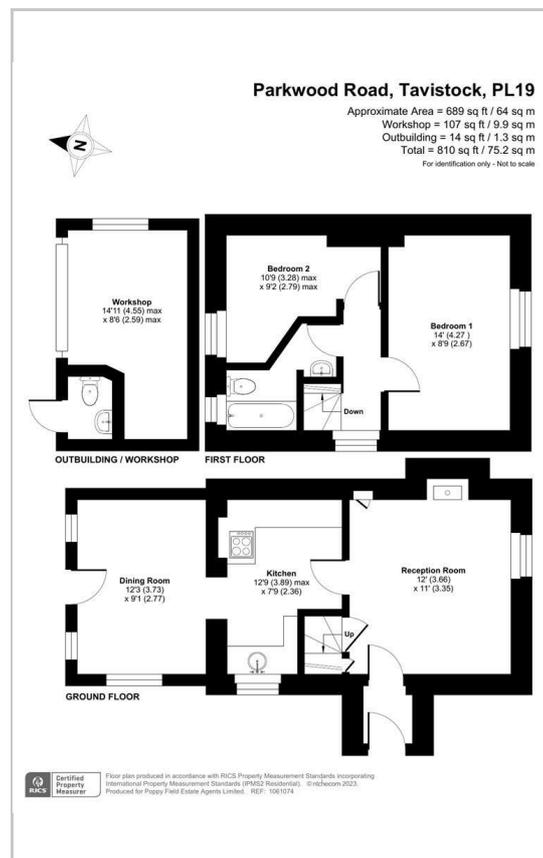
## DISCLAIMER

The information presented serves only as a guide and should not be regarded as a factual statement, representation, or guarantee.

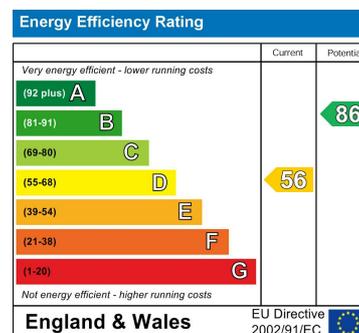
## Area Map



## Floor Plans



## Energy Efficiency Graph



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