



Town • Country • Coast



Heritage Park  
Tavistock

Guide Price £360,000



## Heritage Park

Tavistock

Within a short level walk of the town centre and within walking distance of the reputable private independent co-ed school of Mount Kelly College, is this impressive foundry conversion, formerly a show home in 2009. Offering a spacious heritage style three/four bedroom home with stunning high ceilings, a balcony off two bedrooms with views, spacious lounge/diner and kitchen, study/bedroom four, together with enclosed good sized courtyard garden and private allocated parking. The property benefits underfloor gas central heating throughout. Offered with no onward chain.

The original conversion of a former foundry took place in 2009 and the front elevation of this particular property is Grade II Listed. As you enter the hallway, stairs lead to the first floor, there is a downstairs cloakroom and study, which could be used as bedroom four. The well equipped kitchen boasts a range of wall and base units with 1.5 bowl sink unit, gas hob and a double electric oven, together with integrated appliances. An opening plus doorway opens into the impressive lounge/diner with particularly high ceilings to give this home the heritage feel and plenty of natural light, patio doors to the rear, deep understairs cupboard with hot water cylinder and ground floor underfloor heating manifold and a further cupboard housing the mains gas fired boiler.

On the first floor, there are three bedrooms, two bedrooms have sliding patio doors onto the balcony with ample room for sitting outside to enjoy the views over the town and church. Further bedroom with access to eaves storage, dressing room with cupboard housing the first floor underfloor heating manifold and a family bathroom with bath and shower over, WC and basin.

Outside, an enclosed private courtyard garden is paved for ease of maintenance with gate leading to a private allocated parking space.





#### Entrance Hall

#### Cloakroom

#### Study/Bedroom 4

9'9" x 7'4" plus door recess (2.98m x 2.25m plus door recess)

#### Kitchen

9'10" x 8'10" (3.02m x 2.70m)

#### Lounge/Diner

20'4",m x 17'7" (6.22,m x 5.38m)

#### First Floor Landing

#### Bedroom 1

14'1" x 8'11" (4.30m x 2.73m)

#### Bedroom 2

14'0" x 8'7" (4.27m x 2.64m)

#### Bedroom 3

8'9" x 7'9" (2.69m x 2.37m)

#### Dressing Room

6'6" x 4'11" (2.00m x 1.50m)

#### Bathroom

8'4" x 7'1" (2.55m x 2.17m)

#### Services

Mains water, electricity, drainage and gas. Underfloor heating.

#### Local Authority

West Devon Borough Council - Tax Band D

#### EPC

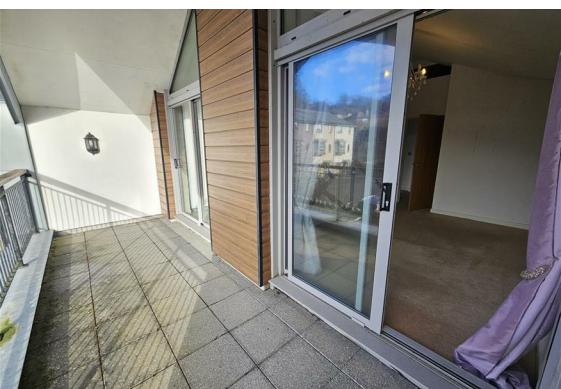
D62

#### 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

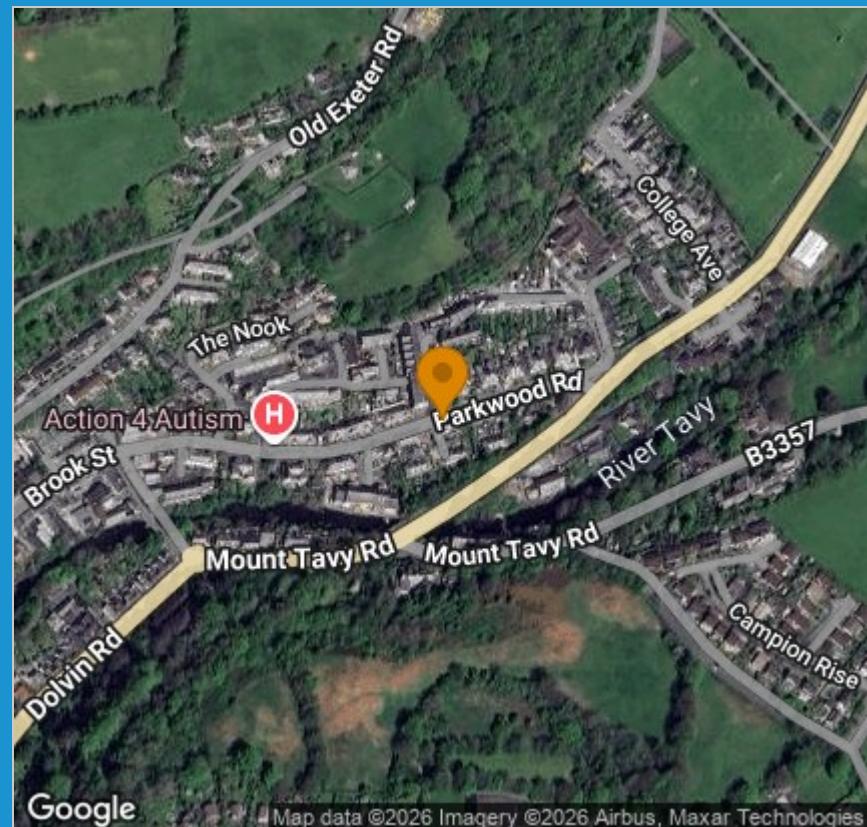
From the town centre proceed past the Co-op into Parkwood Road and along this road you will see a left hand turn into Heritage Park, whereupon the property will be found on the left hand side.



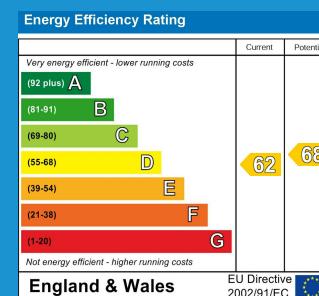
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: [Tavy@viewproperty.org.uk](mailto:Tavy@viewproperty.org.uk) [www.viewproperty.org.uk](http://www.viewproperty.org.uk)