



Town • Country • Coast



Tavistock

Guide Price £160,000



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## Tavistock

Occupying a position close to the moors is a spacious two bedroom park home on a quiet, well managed site specifically for the over 45s with a private garden and parking space.

The property has a spacious feel with a good sized living/dining room, bright and airy with multiple windows letting in plenty of natural light.

There is a kitchen with a range of base and wall units providing plenty of storage space and a door accessing the garden.

From the dining area a door leads to the hallway where the two bedrooms can be found. Bedroom one is a generous double with a large window and built in wardrobes. Bedroom two is a generous single also with built in wardrobes and window overlooking the garden.

The bathroom has a corner shower cubicle, low level WC and basin. A door from the hallway also allows access to the garden.

Outside there is a garden surrounding the property. A patio seating area to one side with a good sized shed for storage. To the other side of the property is a lawned area, surrounded by shrubs providing a degree of privacy and colour in the summer months.





### Hallway

### Living/Dining Room

9'1" increasing to 19'0" x 11'5" increasing to 16' (2.78 increasing to 5.8 x 3.5 increasing to 5.1 (-))

### Kitchen

10'8" x 9'1" (3.26 x 2.77)

### Bedroom 1

13'8" (max) x 9'1" (4.18 (max) x 2.78)

### Bedroom 2

9'9" x 7'1" (2.98 x 2.18)

### Bathroom

6'2" x 5'7" (1.90 x 1.71)

### Tenure

Freehold. Ground rent £246.09 per month (includes water).

### Services

Gas central heating, mains water and drainage.

### Council Tax Band

### EPC

TBC

### 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.

### Directions

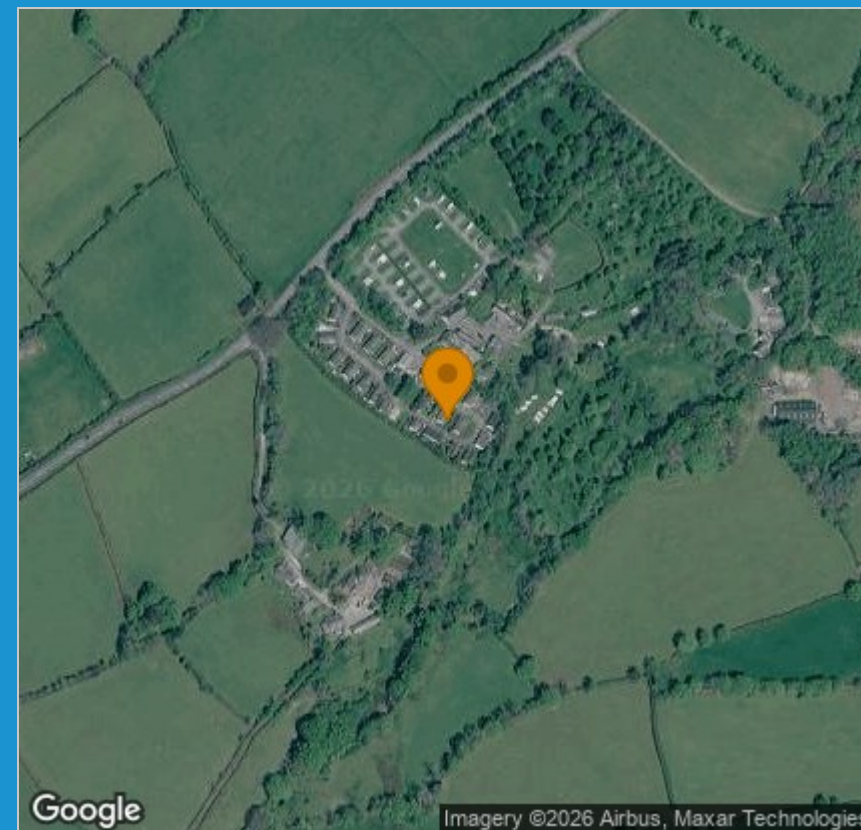
From Tavistock proceed along Mount Tavy Road signposted Princetown. Follow this road for a couple of miles, just before you rise up onto the moors the site is found on your right hand side.



## Floor Plan



## Area Map



## 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.

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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk