



Town • Country • Coast



Parkwood Road

Tavistock

Guide Price £325,000

Brooklands  
House



3



1



2



10

## Parkwood Road

Tavistock

### NO ONWARD CHAIN!

This incredibly spacious and beautifully presented, three bedroom apartment with its own private entrance and courtyard garden is situated just a short distance from the town centre.

Forming part of a converted Grade II listed Georgian House, the property retains many character features, including original staircase, high ceilings, marble fireplace and exposed beams.

Downstairs boasts a grand living room with pretty balcony, a generous dining room with a large window providing views across the town and countryside beyond, modern fitted kitchen, welcoming entrance hall and downstairs WC.

Upstairs are three good sized bedrooms, comprising two large doubles with views extending across the town and Dartmoor and a large single, as well as a spacious family bathroom including a bath and separate shower unit.

Outside, a former parking space has been fenced to provide a private garden, gravelled for ease of maintenance and bordered by planters to provide colour throughout the summer months. There is also a small storage shed. To the right of the front door is a further useful storage space, ideal for bins and recycling.

The property also benefits from an allocated off-street parking space and guest parking.

This impressive and grand apartment is a must see!





### Entrance Hall

### Cloakroom

8'0" x 2'7" (2.45 x 0.81)

### Kitchen/Breakfast Room

12'0" x 9'11" (3.67 x 3.04)

### Dining Room

16'10" x 11'11" (5.15 x 3.64)

### Living Room

20'11" x 17'1" (6.38 x 5.22)

### Bedroom 1

16'1" x 11'7" (4.91 x 3.55)

### Bedroom 2

13'5" x 11'0" (4.09 x 3.37)

### Bedroom 3

9'8" x 8'7" (2.96 x 2.64)

### Bathroom

12'7" x 7'11" (3.85 x 2.42)

### Services

Mains drainage, gas, water and electricity.

### Local Authority

West Devon Borough Council - Band D

### EPC

D63

### Tenure

Equal Share of the Freehold - All 5 flat owners are directors of the Management Company, Brooklands House Management Company Ltd. Annual Service Charge £1800.00

### Situation

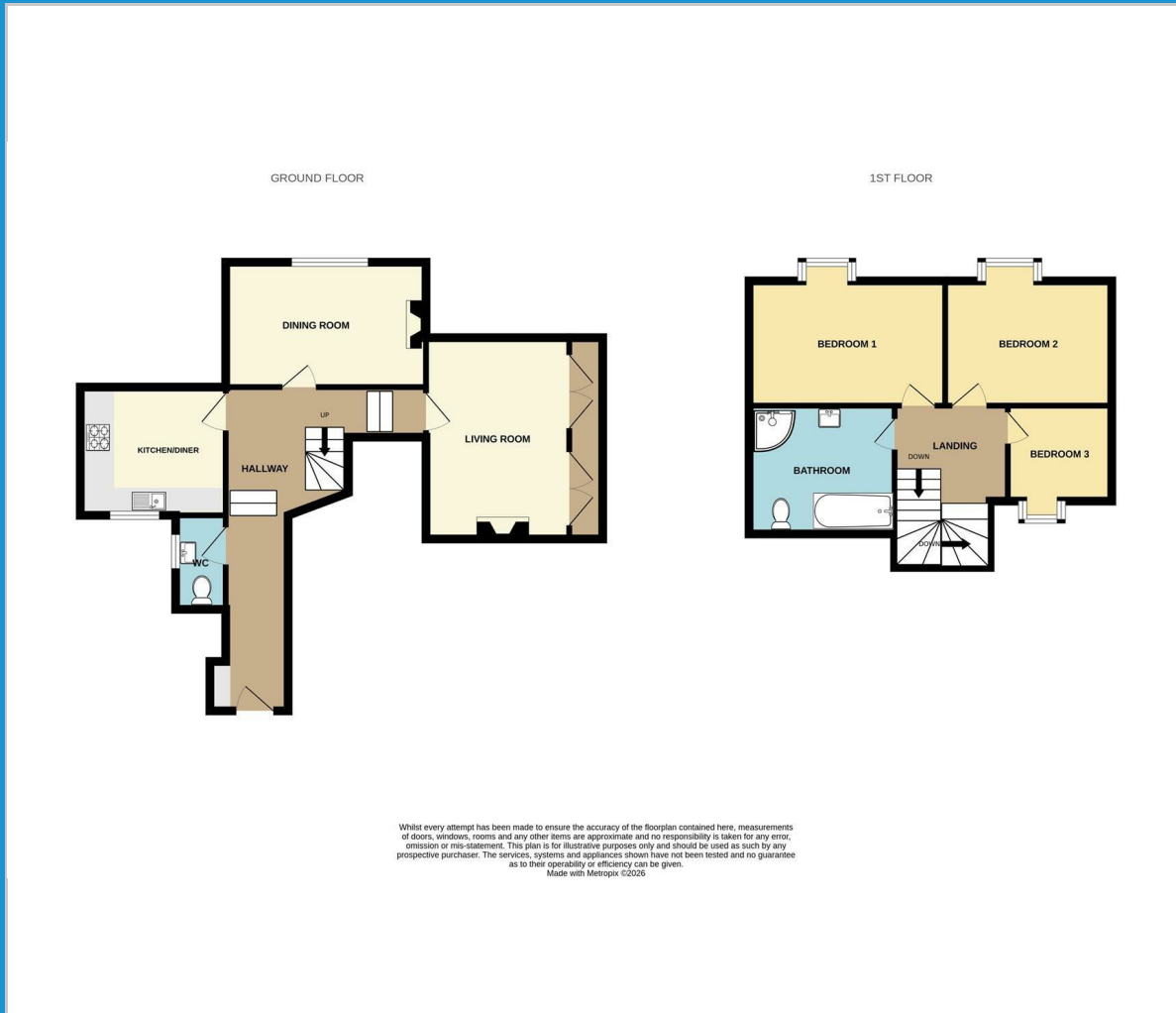
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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

Proceed along Parkwood Road and turn left signed Laburnum, leading to The Lawn, Brooklands and The Nook. Continue straight up the road and follow the bend to the right and after a short distance the entrance to the property will be found on the right hand side.



## Floor Plan



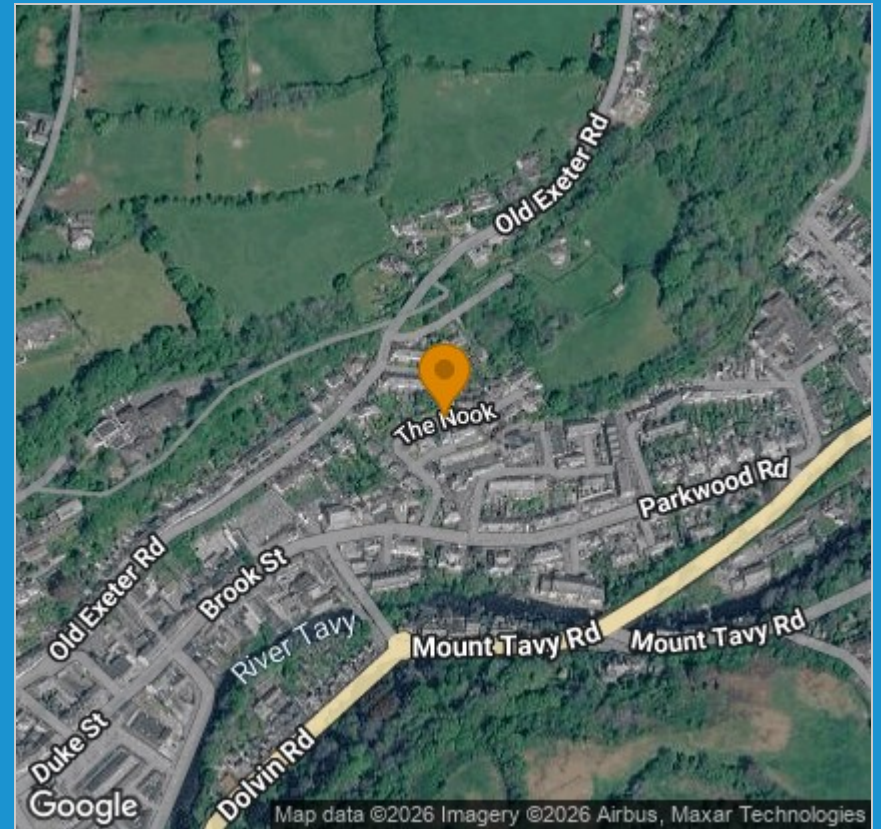
## Viewing

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 firm's 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

