



3, Parkwood Road



**STAGS**



# 3, Parkwood Road

Tavistock, Devon PL19 0HG

High Street 150 yards • Whitchurch Down 0.7 miles (on foot) •  
Plymouth 18 miles • Exeter 38.5 miles

In a hugely accessible, town-centre location, an individual 3/4-bedroom house with ample parking and low-maintenance gardens, offering superb potential for refurbishment, remodelling or extension (STP).

- Unique Detached House
- Up to Four Bedrooms
- Scope for Refurbishment
- Hugely Convenient Location
- Short Level Access to Town
- Low-maintenance Gardens
- Large Gated Drive, Garage
- No Onward Chain
- Freehold
- Council Tax Band: D

Guide Price £375,000

## SITUATION

The property is situated in one of Tavistock's most accessible locations, in the very heart of the town, within a level walk of just 150 yards to the high street and principal shopping parade. The town's many amenities and facilities are all in close proximity, and there is a local bus stop only 50 yards from the property's entrance. The prestigious Mount Kelly is within half a mile, and Dartmoor National Park, at Whitchurch Down, is approximately a mile away.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. The coastal city of Plymouth is some 15 miles to the south, and Exeter, 40 miles to the northeast, provides air, rail and motorway connections to London and the rest of the UK.





## DESCRIPTION

This conveniently located, individual detached house is offered for sale for the first time in over 30 years, with no onward chain. Now requiring some refurbishment, the property provides flexible accommodation of up to four bedrooms, arranged in a reverse-level layout designed to maximise natural light to the principal living areas. The adaptable layout offers excellent potential for remodelling, alteration or extension, subject to the necessary consents. Externally, the property benefits from a gated driveway providing ample parking, a detached garage, and low-maintenance gardens to the front and rear. The rear garden is arranged as a patio with established tropical planting and flower beds, creating an attractive and sheltered outdoor space. The house combines modern comfort with retained character features, including dado rails, coving, beamed ceilings and former stone fireplaces. Well maintained in recent years, it presents a compelling opportunity for an incoming owner to create a unique home tailored to their own requirements.

## ACCOMMODATION

The property is accessed at first-floor level via a covered entrance into a lobby, with stairs leading down to the ground floor. The accommodation comprises a central hallway; a bright dual-aspect sitting room with a large stone fireplace and gas fire; a kitchen with fitted units, roll-edge worktops, a stainless steel 1½-bowl sink and space for appliances; a breakfast/sun room with sliding doors opening onto the garden; and a dining room or optional bedroom overlooking the front. There are two double bedrooms on the first floor, along with a spacious family bathroom with bath and separate shower. The ground floor offers a generous bedroom or reception room with patio doors to the front, an office or hobbies room with fitted cupboards and extensive power points, and a ground-floor WC served by a macerator.

## OUTSIDE

The property is accessed into a good-sized, gated tarmac drive providing parking for several vehicles and housing the detached garage, which has power, lighting and a workbench. Steps then lead up to the property's entrance. There is access around both sides of the house to the rear courtyard garden, which features a paved patio and has two raised borders planted with established shrubbery.

## SERVICES

Mains water, electricity, gas and drainage. Gas-fired central heating throughout. Ultrafast broadband is available, and mobile/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment. The What3words reference is ///priced.plus.bunks. For detailed directions, please contact Stags.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92+plus) <b>A</b>                          |           | <b>79</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>49</b> | <b>49</b> |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

Bedford Square, Tavistock,  
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

