



SALISBURYS

ESTATE AGENTS



77 Parkwood Road, Tavistock, Devon,

PL19 0HJ

£235,000 Freehold

www.salisburys.co.uk

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77 Parkwood Road, Tavistock, Devon, PL19 0HJ

An attractive semi-detached house in a convenient location on the outskirts of the town. The property is offered in good order throughout and comprises; hall, cloakroom, sitting room, dining room, conservatory, kitchen, utility, three bedrooms and bathroom, Pvcu double glazing and part central heating. Pretty gardens, garage and driveway parking. *NO ONWARD CHAIN*

HALL

Pvcu composite front door with glass panels, storm porch and outside light fitting. The light and airy hall has two double radiators, a cupboard housing the electrical consumer unit. Large under stairs storage cupboard with Pvcu window to the side, shelving and light fitting. Telephone point.

CLOAKROOM

Wall hung wash basin and tiled splash back. Low level WC. Wall hung storage cupboard, extractor fan and cloaks hanging space. Double radiator and Pvcu window to the side.

SITTING ROOM

13' 5 (into bay)" x 11' 5" (4.09m x 3.48m)

A pretty room with a large leaded light bay window to the front, overlooking the garden. Feature stone effect fire place with a polished wooden mantle, coal effect gas fire and shelving to either side. Television point. Picture rail and double glass doors to the dining room.

DINING ROOM

13' 0" x 11' 4" (3.96m x 3.45m)

Feature fireplace housing a coal effect gas fire and shelving to either side. Two wall lights and central ceiling light fitting. Double radiator and picture rail. Door to kitchen and double glazed folding doors to the conservatory.

CONSERVATORY

12' 2" x 9' 4" (3.71m x 2.84m)

Pvcu double glazed construction with fitted blinds and a tinted glass roof. Two wall lights and double radiator. Wood effect laminate flooring and double doors to the garden.

KITCHEN

13' 0" x 8' 2" (3.96m x 2.49m)

Fitted with a white glossy range of wall and base units, contrasting work surface and tile splash backs. Two Pvcu windows to the rear. Double circular stainless steel sinks with mono mixer tap. Two corner display cupboards and pull out larder unit. Stainless steel Indesit double oven and grill, 'Schott' four ring glass hob and integrated stainless steel microwave oven. Integrated fridge/freezer and plumbing and space for washing machine. Space for additional fridge. Worcester 'Greenstar' wall hung gas boiler. Double radiator and wood effect laminate flooring.

REAR PORCH/UTILITY

6' 6" x 3' 8" (1.98m x 1.12m)

Pvcu windows and door to the side. Glass roof. Cloaks hanging space and laminate flooring.





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LANDING

Stairs rise up from the hall, open spindles and polished wooden bannister. Pvcu window to the side. Hatch providing access to the loft space. Dado rail.

BEDROOM ONE

12' 0" x 10' 3" (3.66m x 3.12m)

Full width range of louvre fronted wardrobes with hanging rails and shelving. Pvcu double glazed window to the rear overlooking the garden and fields beyond. Picture rail.

BEDROOM TWO

12' 0" x 9' 9" (3.66m x 2.97m)

Full width range of louvre fronted wardrobes with hanging rails and shelving. Pvcu double glazed window to the front overlooking the garden. Picture rail.

BEDROOM THREE/STUDY

8' 6" x 7' 5" (2.59m x 2.26m)

Pvcu double glazed window to the front and extensive range of shelving.

BATHROOM

Fully tiled and fitted with a white suite. Panelled bath with curved shower end, mixer tap and curved glass screen. Mira 'Sport' shower. Low level WC, pedestal wash basin with illuminated mirror above. Medicine cabinet, Pvcu opaque window to the rear and wood effect vinyl flooring.

OUTSIDE

The property is approached via double wrought iron gates to the drive. There is parking for 2/3 vehicles. The garage (in need of repair or replacement) measures 14'6" x 7'9" double doors to the front and door to the rear. Steps lead up to the front garden which is fully enclosed and laid to lawn with well stocked borders, lilac, rhododendron, and apple trees. A path leads around to the side where there is a part paved area and space for growing vegetables. Outside tap. Timber garden shed 12' x 8' and a smaller timber shed (not measured). To the rear of the house there is a paved patio and a pretty area of landscaped garden, which again is fully enclosed and well stocked.

SERVICES

All mains services are connected. Water meter.

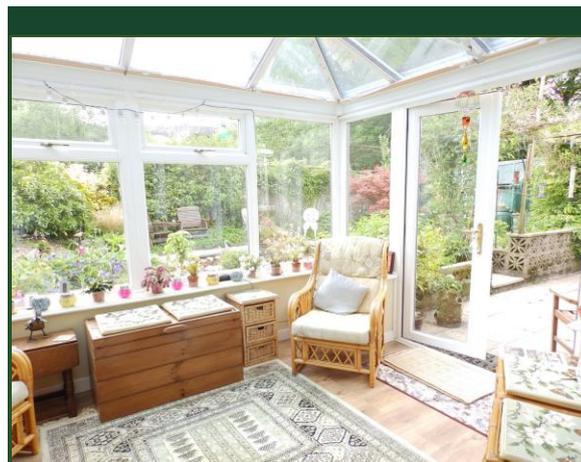
COUNCIL TAX BAND

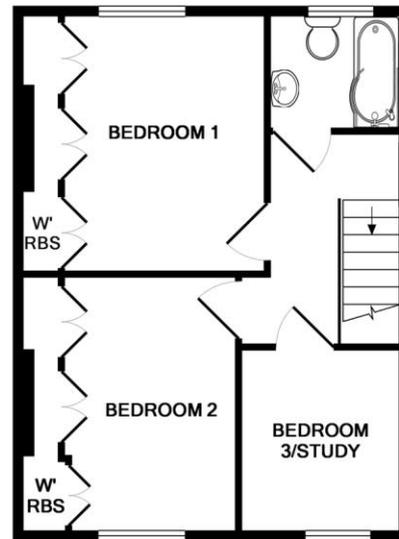
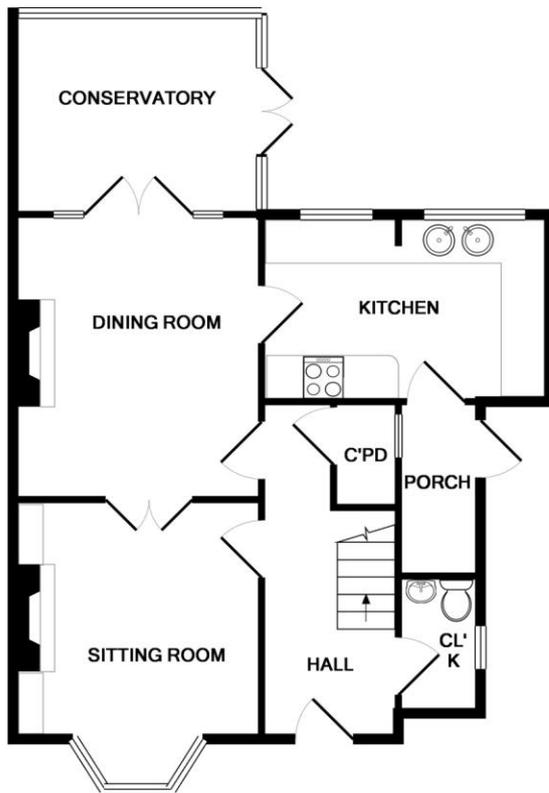
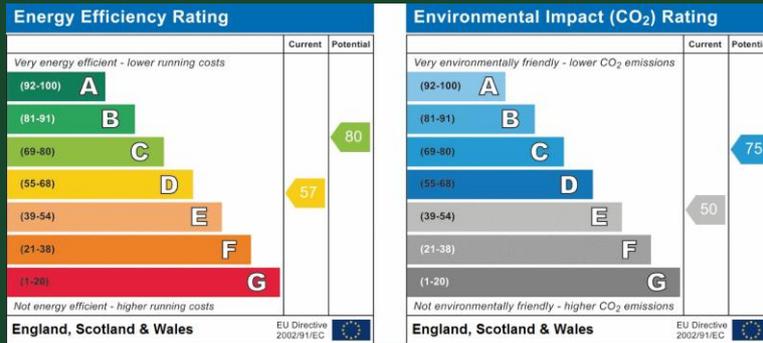
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DIRECTIONS

From Bedford Square proceed along Brook Street and continue into Parkwood Road. Turn left at the junction and go past Kelly College, on the left. The property will be found after approximately 200 yards on the left, as indicated by our 'For Sale' board, (if you pass The Toll House you have gone too far).

By appointment through Salisburys:
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TOTAL APPROX. FLOOR AREA 99.1 SQ.M. (1067 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT NOTICE: No appliances in the property have been tested at the time of taking our instruction. These details have been produced in good faith and are believed to be accurate but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars to this property are made without responsibility on the part of Salisbury or the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact.

