



Town • Country • Coast



Silent Woman Park

Tavistock

Offers Over £175,000



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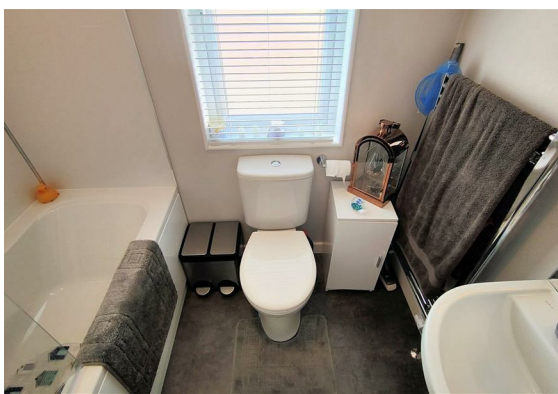
Silent Woman Park

Tavistock

This is a rare opportunity to purchase a beautifully presented two bedroom park home on the fringe of Tavistock for the over 45's with parking for one car in front of the property and an additional allocated parking space a short walk away, outside is a private deck and garden. Only built last year, and built to modern regulations making it highly energy efficient, this high spec home boasts an open plan kitchen/dining/living area with double doors out onto the deck and large windows, letting plenty of natural light flood in. The fresh, modern kitchen includes integrated appliances with bar seating, perfect for entertaining.

The spacious master bedroom again is light, with built in wardrobes and space for other bedroom furniture and has the benefit of an en-suite with shower cubicle, WC, basin and heated towel rail. The second bedroom again is double in size also with built in wardrobes. The light bathroom has a white suite including a bath with shower over, WC, basin and heated towel rail.

Outside there is an area of private decking, perfect for alfresco dining, as well as enclosed, low maintenance lawn area with shed. To the front of the property is parking for two vehicles. The park itself also has visitor parking and communal gardens to enjoy.





Kitchen/Living/Dining Room
19'1 15'1 (5.82m x 4.60m)

Bedroom 1
14'3 x 9' (4.34m x 2.74m)

En-suite
9'0 x 3'11 (2.74m x 1.19m)

Bedroom 2
10'6" max 9'3" (3.20m max 2.82m)

Bathroom
6'5" x 5'6" (1.96m x 1.68m)



Tenure

Property is freehold on Leasehold land. Ground rent £231.91PM (subject to annual review).

Services

Mains electricity. Private, Bore Hole Water For the Site. Shared Drainage. And Shared Private Gas (Flo-Gas).

Council Tax Band

A

EPC

N/A

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 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.

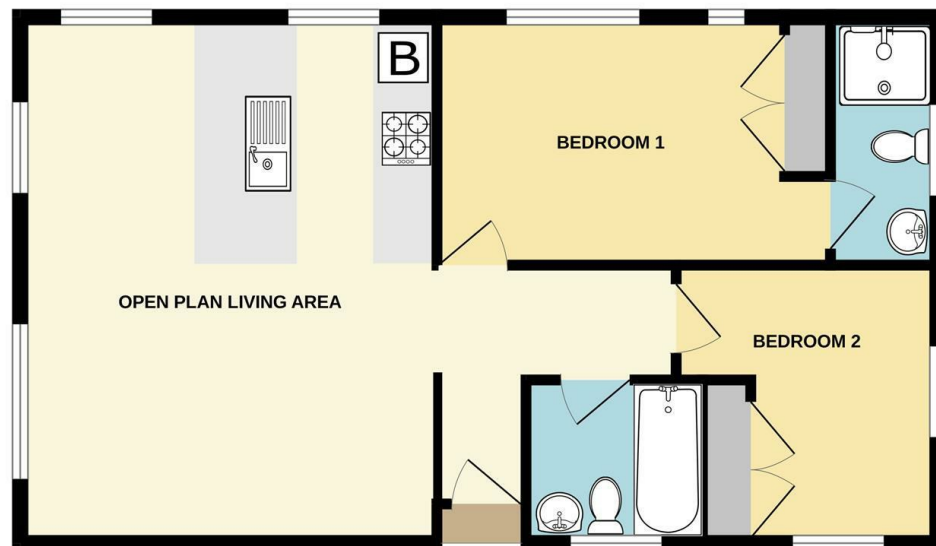
Agent's Note

When selling a park home, 10% of sale price goes to the site owner.



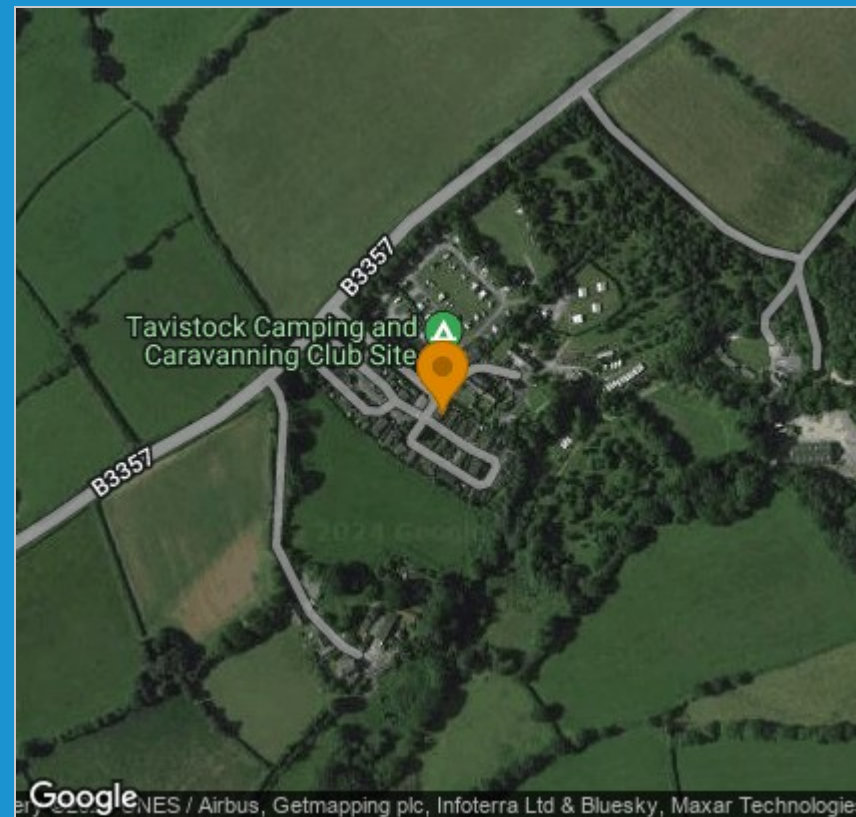
Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

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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