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8 Parkwood Court



Tavistock Town Centre 0.25 miles • Whitchurch Down 1.2 miles • Plymouth City Centre 15.5 miles • Exeter (via A30) 39 miles • What3words//join.green.bond • For detailed directions please contact the office.

## A ground floor one bedrooned apartment in a well respected retirement complex within a short, level walk of Tavistock town centre.

- Ground Floor, 1-Bedroom Apartment
- Situated in Age-restricted Retirement Complex
- Level Walk to Town Centre
- House Manager and Care Alarm
- Secure Entrance
- Communal Day Room & Laundry Room
- Visitor Parking & Communal Gardens
- Leasehold: 99 Year Term (64 Years Remaining)
- Service Charge £2,788.28, Ground Rent £337.92
- Council Tax Band: B

**Guide Price £120,000**

### SITUATION

This retirement apartment is perfectly positioned to enjoy the town's amenities, being situated within a level walking distance of the town centre. The town's bustling high street, as well as a bus stop, are close at hand. 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 farmer's markets are held. Plymouth is 15 miles to the south and the city of Exeter lies 40 miles to the northeast, providing transport to London and the rest of the UK via its railway links and the M5.

### DESCRIPTION

This ground floor, one bedrooned apartment is located in a well regarded retirement complex, ideal for residents aged 55 and over seeking a secure and convenient lifestyle. The apartment offers a comfortable living space tailored to the needs of seniors, featuring thoughtful design elements and easy access to essential amenities.

The complex itself is equipped with a secure entry phone intercom system and a careline alarm system, ensuring peace of mind for residents and their families.

Residents can enjoy a variety of communal facilities, including a day room and activities room designed for socialising and community engagement. A well-equipped communal laundry room adds to the convenience, making daily chores easier to manage.

### ACCOMMODATION

The accommodation features a living room with access to the kitchen, bedroom, and bathroom. The living room also provides access to the outside, while a corridor from the front door leads into the property.

### OUTSIDE

The property is surrounded by beautifully

maintained communal gardens, featuring paved areas, lush lawns, and well stocked borders. These thoughtfully landscaped spaces offer residents a serene environment to enjoy the outdoors, whether for a leisurely stroll, socialising with neighbours, or simply relaxing in a peaceful setting. In addition to the gardens, the property includes a communal parking area, providing ample parking for residents and their visitors. This ensures convenient access for those who drive, making it easy for friends and family to visit.

### SERVICES

Mains electricity, water and drainage are connected to the property. Heating is by night storage heaters. Superfast broadband is available. Limited mobile voice/data service via all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

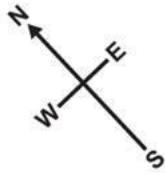
### TENURE

The property is leasehold and is held on a 99-year Lease which commenced in 1990 (64 years remaining). The service charge is £2,788.28 per annum, payable in six-month instalments. There is an additional ground rent of £337.92 per annum.

### AGENT'S NOTE

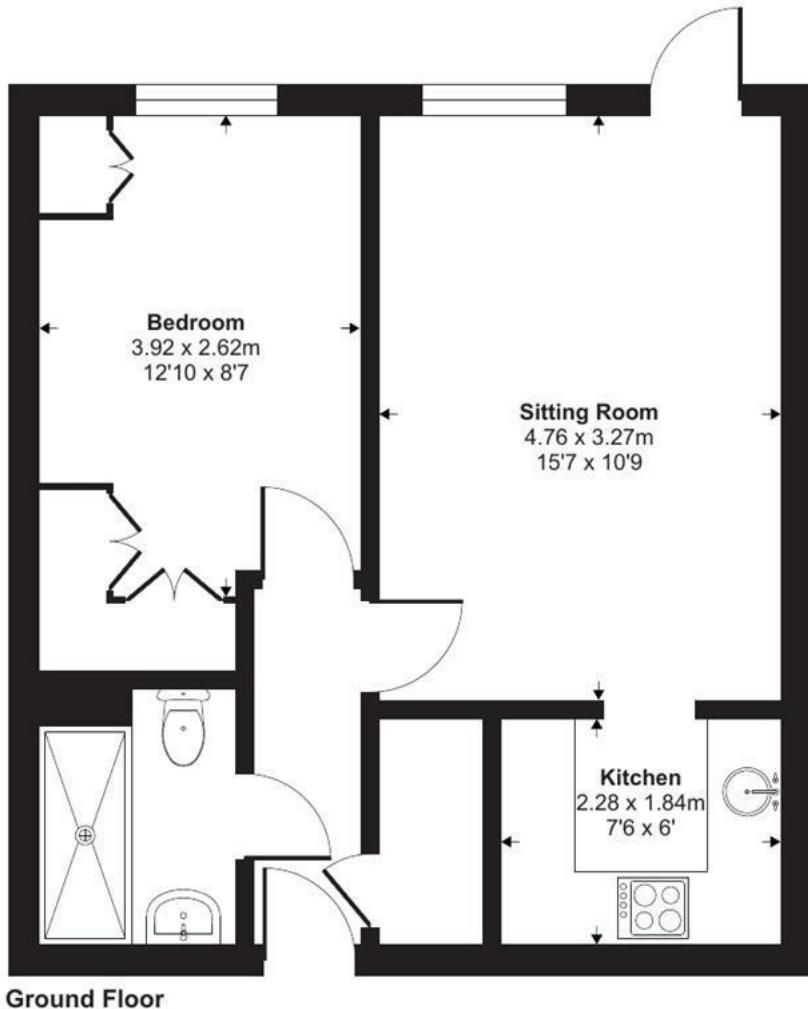
1. In accordance with section 21 of the Estate Agents Act 1979, we hereby declare that a member of Stags' staff has a personal interest in the sale of this property.
2. The development is located in an area designated with a Medium flood risk. The site has never flooded. Please contact the agents for details.





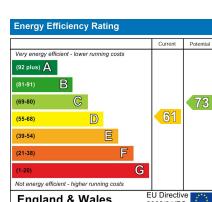
Approximate Area = 439 sq ft / 40.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
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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.



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