



TAVISTOCK

GUIDE PRICE **£155,000**

Spacious First Floor Apartment in Town Centre

 | Bedroom

 | Bathroom

 2 Reception Rooms

 EPC Rating: C (76)


MILLER
TOWN & COUNTRY



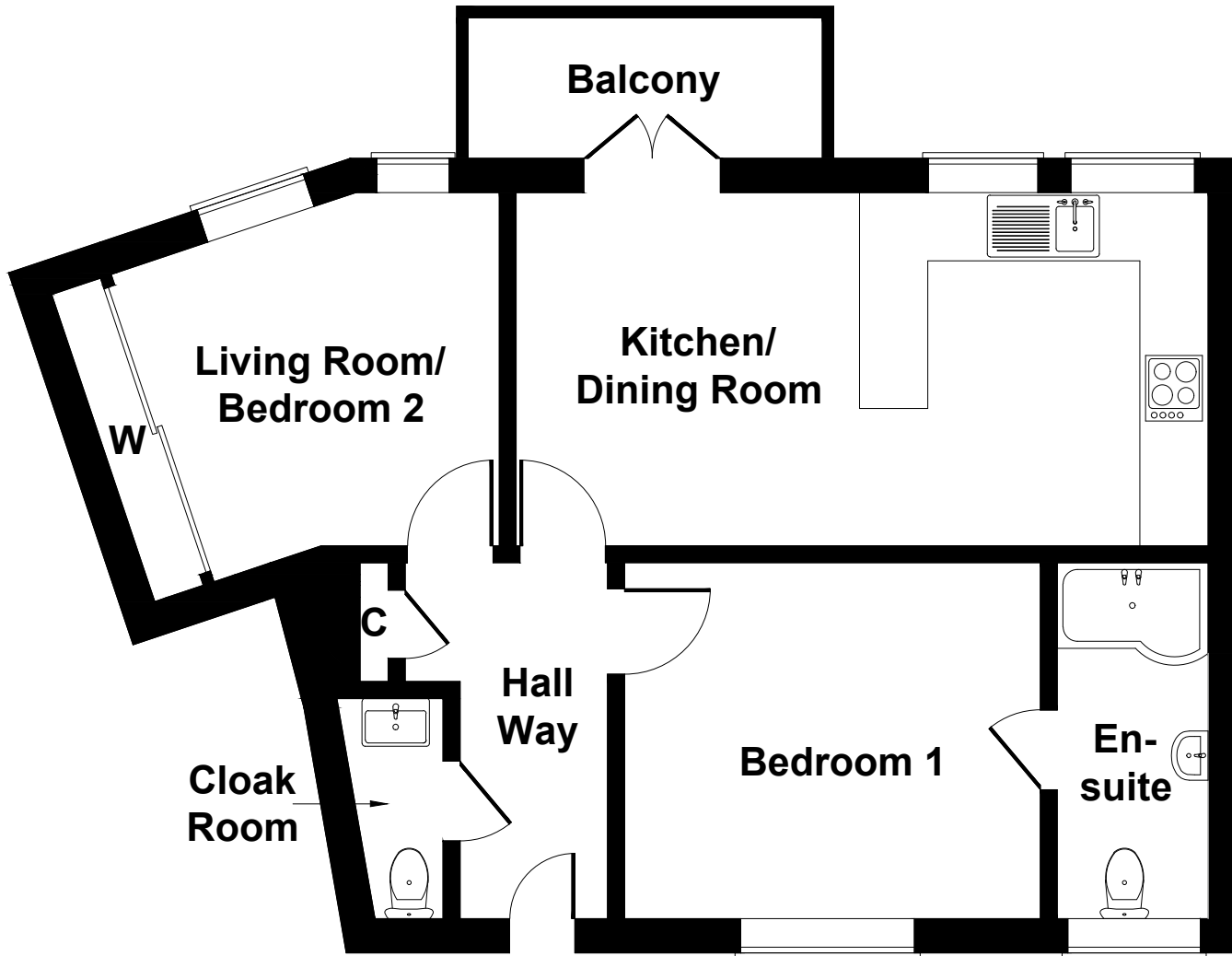
- » Flexible Accommodation
- » Kitchen/Dining Room
- » Separate Living Room or Spare Bedroom
- » One Double Bedroom, Ensuite Bathroom
- » Separate WC
- » Private Balcony
- » Town Centre Location

The Property

Conveniently situated in the centre of the popular market town of Tavistock is this spacious first floor apartment with private balcony. The light and airy accommodation has undergone many changes in its current ownership to allow for flexible use including the creation of a separate living room which could be used as a spare bedroom, with plenty of storage space. The kitchen has been remodelled to provide more work surfaces and storage. Along with the boiler, the flooring throughout the apartment has been upgraded. The development has lift access and two communal rooftop terraces and is a stone's throw from a number of bars and restaurants, as well as local shops, the bus station, doctors' surgery, and the Pannier Market.

Location

The market town of Tavistock provides good shopping amenities and schools along with riverside park, leisure centre and theatre all based around the beautiful countryside of Dartmoor National Park. Ideally located with easy access to the maritime city of Plymouth which offers an excellent retail and commerce centre as well as road, rail and ferry links.



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Accommodation

First Floor

Hallway

Cloakroom

Kitchen/Dining Room 20' 3" x 10' 4"

Balcony

Living Room 10' 1" x 11' 7" (Irregular shape)

Bedroom 12' 2" x 10' 6"

Ensuite Bathroom 4' 8" x 10' 5"

Services: Mains electricity, water and drainage.

Council Tax Band: C

Tenure: Leasehold with share of the freehold.

Agents Note

Annual Service Charge: 01 Jan

2024 - 31 Dec 2024 is £2830.

Annual Buildings Insurance Premium: 22

Jun 2023 - 21 Jun 2024 is £451.05.

999 year lease starting from 01 Jan 2008.

All residents hold an equal

share of the freehold.



Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU.

tavistock@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
they form part of any contract.

