



TAVISTOCK

O.I.R.O. £110,000

Spacious and Bright 2 Bedroom Ground Floor Flat

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: D (64)

  
MILLER  
TOWN & COUNTRY





- » Spacious Ground Floor Flat
- » Well Presented
- » Large Living Room & Kitchen
- » Central to Town & Amenities
- » Easy Walk to Supermarket & Shops
- » Grade II Listed

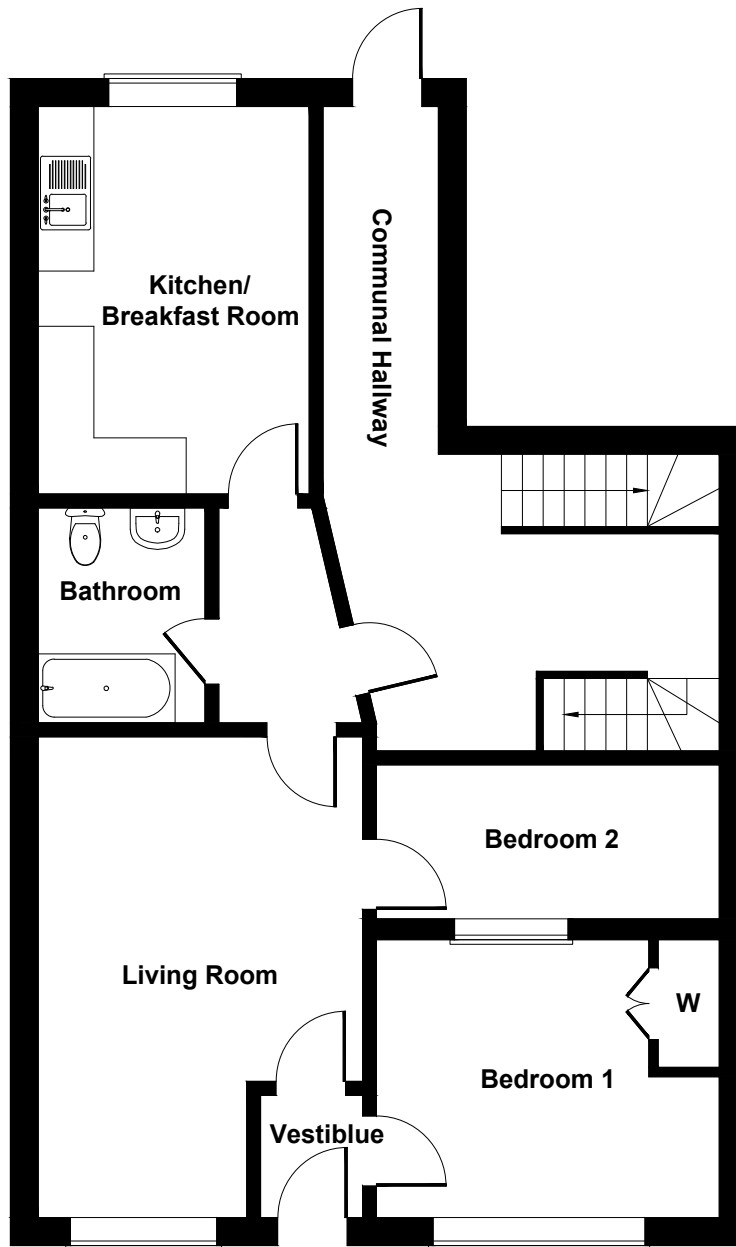
## The Property

This ground floor flat is part of a Grade II Listed property and includes a third ownership of the freehold. Internally, the flat has in recent years undergone some improvements and updating to offer a comfortable and affordable home in a convenient location.



The flat has its own private entrance from King Street. The spacious vestibule leads into a generous living room which has a large window to the front flooding the room with natural light. Beyond this an inner hall leads to a well-proportioned modern kitchen/breakfast room. There is also a modern bathroom and two bedrooms. There is further access to a shared hall leading out to the rear onto Taylor Square, and stairs lead down to a communal basement.





Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Ground Floor

Vestibule 6'5" x 3'4"

Living Room 11'8" x 17'2"

Inner Hall 3'4" x 6'3"

Kitchen/Breakfast Room 8'3" x 13'10"

Bathroom 7'8" x 6'0"

Bedroom 2 12'4" x 5'6"

Bedroom 1 12'3" x 9'11"

### Location

The property is located in the heart of the ancient stannary town of Tavistock, with a wide variety of independent shops and restaurants on your doorstep. The iconic viaduct runs just up the hill from the home. The beautiful scenery and outdoor pursuits of Dartmoor National Park are just a short drive away, and the amenities of Plymouth are just 15 miles to the south.

**Services:** Mains gas, electricity, water and drainage.

**Council Tax Band:** A

**Tenure:** Leasehold

### Agents Note

The property is one of three flats, each flat owning one third of the freehold. Subsequently there is no ground rent required and maintenance is based on one third of any costs required, subject to agreement by all parties.

**Lease Length:** 299 year lease from 31 January 1984.





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**VIEWING:**

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