



TAVISTOCK

O.I.R.O. £475,000

Luxurious Grade II Listed Apartment in Town Centre

 3 Bedrooms

 2 Bathrooms

 1 Reception Room

 EPC Rating: Exempt

  
MILLER  
TOWN & COUNTRY



- » Luxurious Penthouse Duplex Apartment
- » Grade II Listed
- » Plenty of Original Features
- » High Quality Finish Throughout
- » High Ceilings & Natural Light
- » Town Centre Location
- » Views Directly Over Bedford Square & Town

## The Property

Rare opportunity to acquire this opulent Grade II listed apartment situated right in the heart of Tavistock town. The high-quality finish gives a sense of luxury with original features abundant throughout including ceiling roses and coving, and a spiral staircase to the upper floor. There are different shaped windows in every room, from the huge round bay in the living room, to the small oval porthole window on the upper floor, and natural light in all corners. The high ceilings and elevated position give a feeling of space throughout the whole apartment with views directly over Bedford Square.

## Location

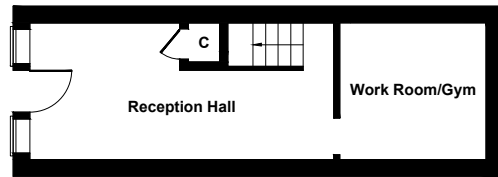
The market town of Tavistock is situated just on the edge of the River Tavy and Dartmoor National Park offering plenty of walks and cycle tracks accessible from your doorstep. There is wide range of local shops including local butcher, delicatessen, and the Pannier Market, as well as plenty of eateries for lunch or dinner. There is a doctors' surgery and a dentist as well as Tavistock Hospital, and easy access via car or bus to the nearby city of Plymouth and Derriford Hospital.



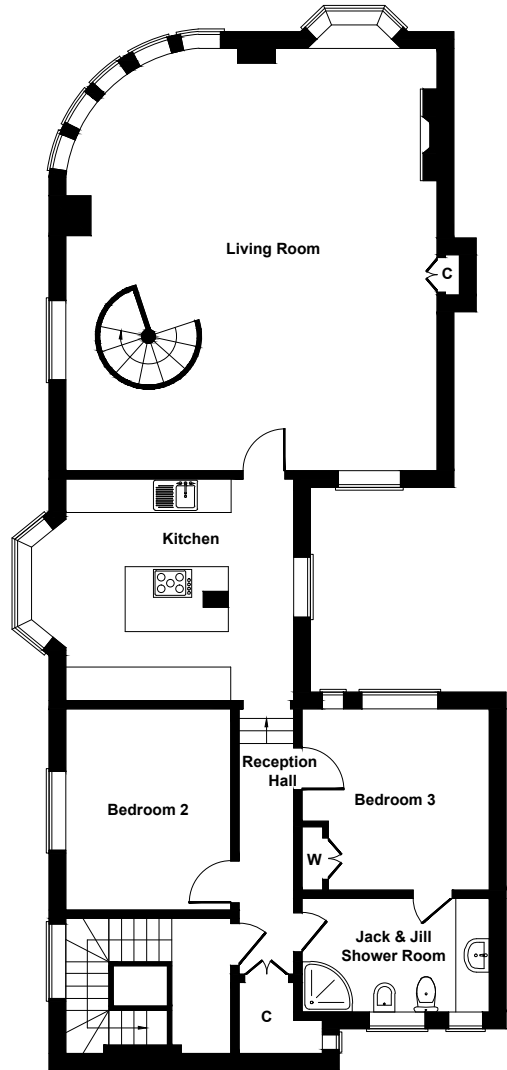
## Accommodation:

From the front door, you are led into the spacious entrance hall and boot room, a perfect place for secure bike storage. A few flights of stairs lead to the second floor where you are welcomed through a private front door into the main accommodation via a second reception hall. The modern kitchen is well thought out in the space with an island housing the oven and hob and extractor hood over, and room for a table and chairs in the bay window. The large dual aspect open plan living space, where the spiral staircase is situated, provides plenty of space to house a large dining room table and chairs, along with a cosy seating area by the fireplace, and a further seating area with a commanding vantage point over the town from the impressive round bay window. On this floor there are also two double bedrooms serviced by a Jack and Jill bathroom. The spacious main bedroom suite is on the upper floor, with character rafters and dressing room, along with a lavish bathroom with slipper bath. There is a large linen store, and attic room but could also make a great hobbies room or sewing room with plenty of natural light.

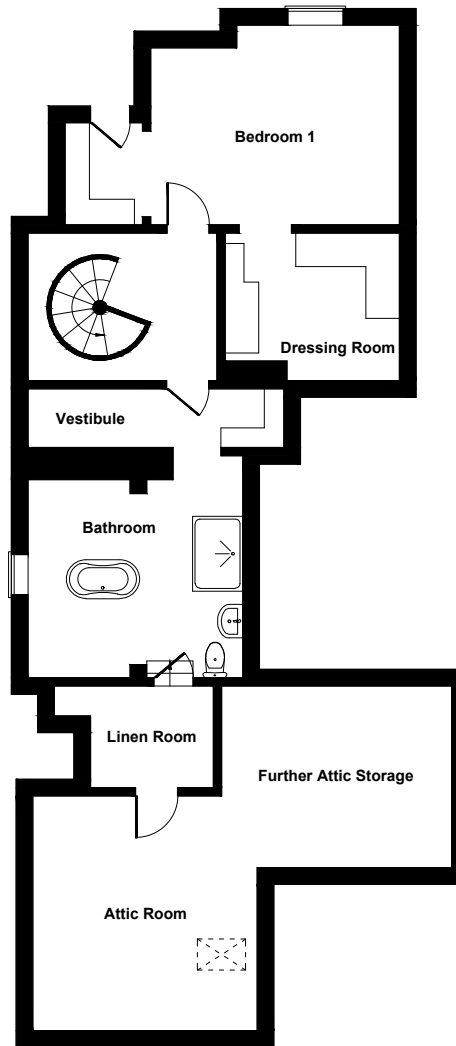




GROUND FLOOR



SECOND FLOOR



UPPER FLOOR

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

### Ground Floor

Reception Hall 8'0" x 18'2"

Work Room/Gym 8'9" x 8'3"

### Second Floor

Reception Hall 3'0" x 17'5"

Bedroom 2 12'11" x 9'6"

Bedroom 3 11'0" x 11'0"

Jack & Jill Shower Room 12'0" x 6'6"

Breakfast Kitchen 15'4" x 14'6"

Living Room 27'1" x 21'8"

### Upper Floor

Landing 8'3" x 3'7"

Bedroom 1 14'6" x 13'5"

Dressing Room 10'2" x 9'5"

Vestibule 14'11" x 4'4"

Bathroom 14'3" x 13'0"

Linen Room 6'3" x 7'4"

Attic Room 13'5" x 14'3"

Further Attic Storage 11'8" x 13'10"

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

**Council Tax Band:** B      **Tenure:** Leasehold

### Agents Note

**Length of Lease:** 161 year lease from September 2022.

**Maintenance Charges:** The vendor pays 18.5% of the total cost when needed.

**Ground rent:** Peppercorn if demanded.

The ground floor work room/gym is used with the kind permission of the Head Lessee but is not included in the sale of the property.









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**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.

