



TAVISTOCK

GUIDE PRICE **£220,000**

Characterful 2/3 Bedroom Apartment with Private Garden

 2/3 Bedrooms



| Bathroom



| Reception Room



EPC Rating: E (48)

**MILLER**  
TOWN & COUNTRY

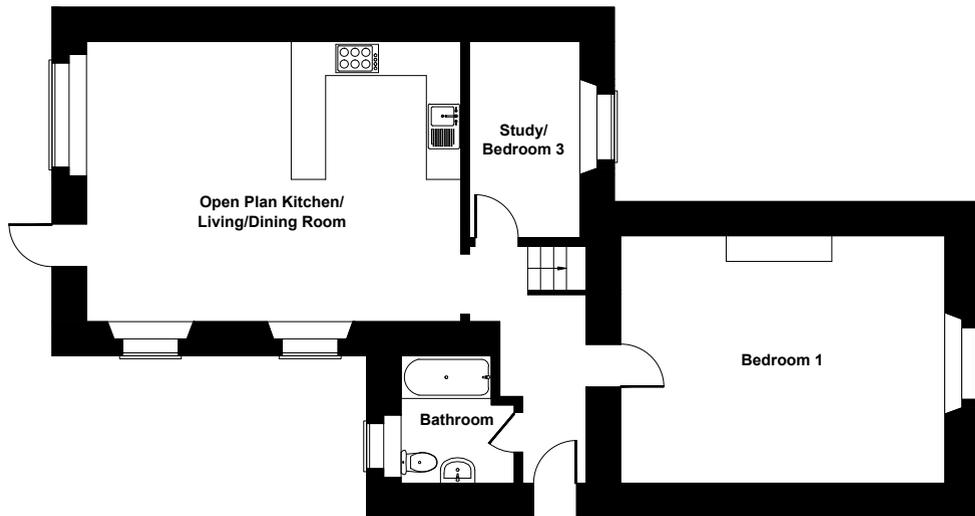


- » Characterful Converted Apartment
- » Original Features Throughout
- » Two Double Bedrooms and a Study
- » Open Plan Kitchen/Living Room/Dining Room
- » Modern Bathroom
- » Private Garden
- » Town Centre Location
- » No Onward Chain

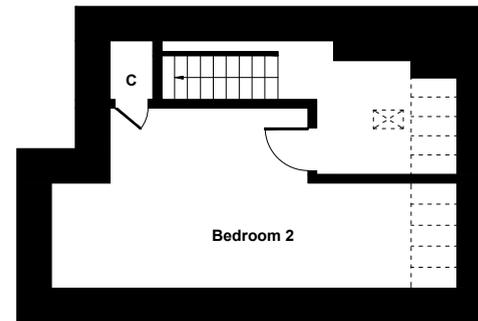
## The Property

Situated within a stone's throw of the town centre, this characterful two/three-bedroom apartment is in a tucked away spot in a beautiful Grade II Listed property thought to have been built circa 1810 with its distinctive 'Stone Posts' at the front. Once through the vestibule, the inner door leads through to the decadent communal entrance hall with decorative columns, chequer board flooring and original coving. The sweeping curved staircase leads to the first floor where the private entrance to number three can be found.

Inside the apartment, the tall ceilings do not detract from the cosy feel of this home. The open plan kitchen/living room/dining room has been cleverly separated with a long work surface and metro style tiles in the kitchen area, and natural light flows in from the dual aspect windows and door overlooking the gardens. The main bedroom has a spacious open feel with a view over the 'The Steps' and beyond the trees. The modern bathroom is light and bright, with a shower over the bath. There is a small room with a light well, perfect as a study or occasional bedroom, and upstairs there is a landing and another double bedroom in the eaves with good head height and Velux windows, along with plenty of potential for built in storage.



FIRST FLOOR



UPPER FLOOR

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

### First Floor

Hallway

Bathroom 6'07" x 7'07"

Bedroom 1 18'10" x 14'06"

Study/Bedroom 3 6'05" x 11'06"

Kitchen/Living/Dining Room 21'09" x 16'05"

### Upper Floor

Landing 6'06" x 8'08" (into the eaves)

Bedroom 2 8'08" x 23'07" (into the eaves)

**Outside:** From the living room, the door leads to a private decked garden with plenty of room to enjoy the peace and listen to the birds. There is a shed for storage tucked away behind the fence, and the old stone walls of the adjacent property provide plenty of shelter from the breeze.

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

**Council Tax Band:** A **Tenure:** Leasehold

**Location:** The market town of Tavistock provides good shopping amenities along with riverside park, leisure centre and theatre all based around the beautiful countryside of Dartmoor National Park.

### Agents Note

Lease Length: 999 years from 01 Jul 1987.

Management Fees: £1220.88 per annum. This includes buildings insurance and ground rent.

Residents hold 1/6 (approx. 16.66%) of the freehold.



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**VIEWING:**

Strictly through the vendor's sole agents  
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TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
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