



Apartment 4, 71 Plymouth Road
Tavistock, Devon, PL19 8BZ

£299,950



Property

Immaculate high specification first floor apartment finished in the highest order with quality fixtures and fittings. Situated in a contemporary landmark small residential development with lift access and open views over the Meadowlands and within a level walk to the town centre. No onward chain.

The high quality specification includes energy efficient gas boiler, acoustic sound proofing glass, designer fitted kitchen with integrated appliances, Silstone worktops, Duravit sanitary ware, oak internal doors and flooring, Schindler communal lift.

Accommodation

Communal Entrance Lobby

With lift access to the first floor.

Entrance door to:

Hall with entry phone system, radiator, built-in cupboard with Valliant combination gas boiler, electric fuse box.

Sitting Room/Kitchen/Dining Room – 21' 4 x 17' 3 (6.51m x 5.25) max (overall measurement)

High specification fitted kitchen with integrated appliances including AEG oven and microwave, dishwasher, fridge/freezer.

Sitting Room/Kitchen/Dining Room Continued

Washer/dryer, Silstone work tops incorporating breakfast bar, 4-ring electric hob, oak flooring, acoustic sound proofing. Double glazed window with views towards The Meadows with Juliette balcony.

Bedroom 1 – 17' 4 x 12' 11 (5.29m x 3.94m) (overall measurement) inc ensuite

Mirror fronted wardrobe, radiator, two windows to the front.



Ensuite Shower Room

Fully tiled room with Duravit sanitary ware including low level w.c., wall mounted wash hand basin, heated towel rail, walk-in shower cubicle, extractor fan, spotlights and mirror.

Bedroom 2 – 11' 3 x 10' 5 (3.42m x 3.17m) exc door recess

Window to the side, radiator, mirror fronted built-in wardrobe.

Bathroom

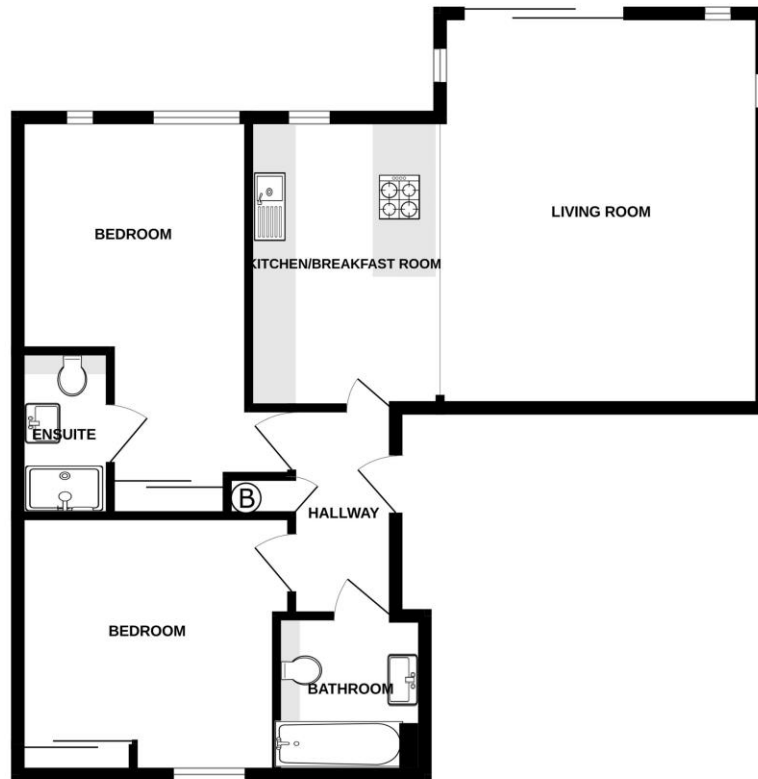
Duravit sanitary ware with large wash hand basin, low level w.c., panelled bath with shower over, heated towel rail/radiator, mirror, extractor fan, spotlights.



COUNCIL TAX: Band D
LOCAL AUTHORITY: West Devon
POSTCODE FOR SAT NAV: PL19 8BZ




GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



IMPORTANT NOTICE/CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS STRICTLY BY APPOINTMENT

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