



Apartment 6, 71 Plymouth Road
Tavistock, Devon, PL19 8BZ

Guide Price £330,000



Property

Spacious Penthouse apartment finished to a high standard, forming part of a small contemporary landmark development with lift access, allocated parking and within level walking distance to the town centre.

The high specification apartment includes energy efficient gas boiler, acoustic sound proofing, gloss designer fitted kitchen with integral appliances, siltstone worktops and breakfast bar, Duravit sanitary ware, oak internal doors and flooring, lift access.

The accommodation briefly comprises: entrance hall, sitting room, open plan kitchen/dining room, balcony, two double bedrooms with ensuite and jack & jill bathroom, study, allocated parking and lift access.

Accommodation

Communal entrance door with entry phone and lift access to second floor.

Solid wooden door to:

Entrance hall

Security entrance phone, roof light, built-in cupboard housing Vaillant gas fired combination boiler with space and plumbing for automatic washing machine.

Open Plan Living Area

Sitting Room – 16' 12 x 12' 12 (5.17m x 3.94m)

With Juliette balcony and open views towards The Meadows, open access to:

Kitchen/Dining Room – 21' 9 x 12' 1 (6.63m x 3.69m) reducing to 9' 1 (2.78m)

Wonderful open space with access to the balcony which measures 10' 6 x 9' 8 (3.20m x 2.95m) and overlooks The Meadows.

Quality high specification kitchen with integrated appliances including eye level AEG oven/grill and microwave, 4-ring induction hob, dishwasher, fridge/freezer, Siltstone worktops and breakfast bar, oak flooring, UPVC double glazed patio doors opening onto the balcony and further UPVC double glazed windows creating natural light.

Master Bedroom – 17' 7 x 13' 3 (5.35m x 4.05m)

Triple aspect room with sliding patio doors leading to the Juliette balcony with views to Meadowlands Park, mirror fronted fitted wardrobes, door to:



Ensuite Shower Room

Fully tiled walls, roof light, shower cubicle, Duravit sanitary ware including low level w.c. and wash hand basin, heated towel rail.

Guest Bedroom – 12' 4 x 11' 7 (3.76m x 3.65m)

Mirror fronted wardrobe, access to:

Jack & Jill Bathroom

Fully tiled bathroom with Duravit sanitary ware including low level w.c., wash hand basin, bath with shower over, heated towel rail, further door to entrance hall.

Study – 8' 1 x 5' 7 (2.47m x 1.71m)

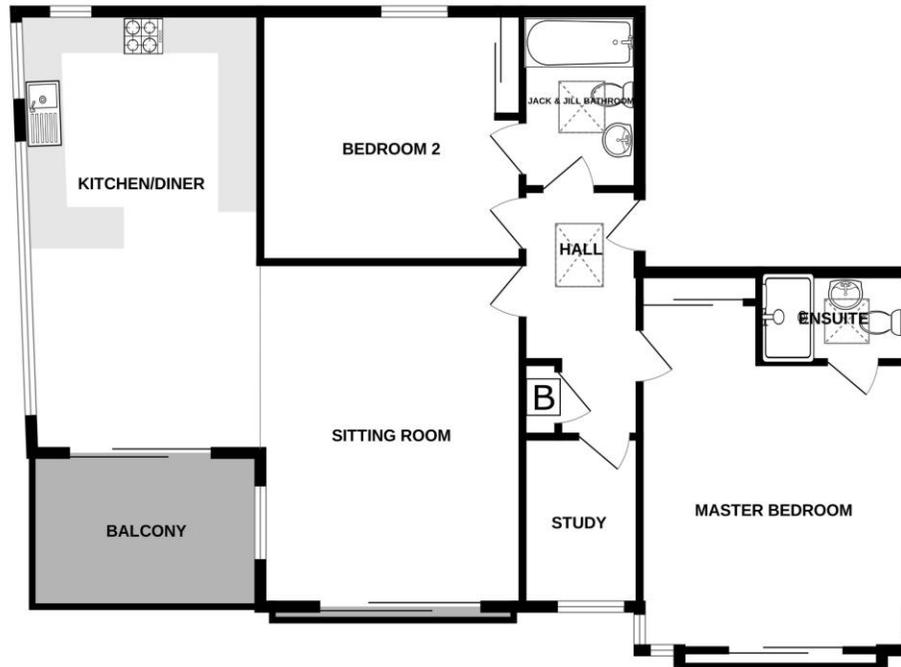
Window to the front.



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



GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The electrical systems and appliances shown have not been tested and no guarantee is given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS STRICTLY BY APPOINTMENT

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