



1a Knowle Terrace

1a, Knowle Terrace, Walkhampton, Devon PL20 6JT



Yelverton 1.5 miles • Yennadon Common 1 mile • Burrator Reservoir 2 miles • Tavistock Town Centre (via A386) 6 miles • Plymouth City Centre 10.8 miles

First-floor, 1-bedroom flat with a large, private, south-facing garden, in need of modernisation and offered with no onward chain.

- Chain-free 1-bedroom First-floor Flat
- Sitting Room, Kitchen, Bedroom, Bathroom
- In Need of Modernisation
- Large, South-facing Private Garden
- Quiet Village on the Edge of Dartmoor
- Ideal First-time Purchase or Investment
- Established Rental History
- Leasehold - 91 Years Remaining
- Maintenance:£ Service Charge: £
- Council Tax Band: A

Guide Price £105,000

SITUATION

This property is located centrally within the quiet village of Walkhampton, adjacent to the foothills of Dartmoor. Within the village there is a church, public house and an excellent primary school. The village is ideally positioned to explore Dartmoor and various other local places of interest, including the beautiful Walkham Valley and Burrator Reservoir, offering unlimited opportunities for walking, riding and cycling, all on the doorstep. For all day-to-day amenities, the village of Yelverton is just 1.5 miles away. The parade of shops features a mini-supermarket, local butchers, delicatessen, café and pharmacy, whilst the village also provides a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs. Tavistock, 6 miles away, is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities.

DESCRIPTION

This 1-bedroom flat is being offered to the market, chain-free, for the first time in almost 25 years and would now benefit from some general modernisation internally. The accommodation is accessed via a ground-floor lobby with stairs to the first floor, where there is a sitting room, kitchen, bedroom and bathroom. Unusually for a property of this type, outside there is a large, south-facing garden, laid mainly to lawn and enclosed by a combination of hedging and fencing. The garden is private and not shared, and the ground floor flat within the same building has its own garden adjacent. The property would make an ideal first-time purchase or investment opportunity, having an established rental history, and may also

suit those seeking a bolt-hole or second home in the Devon countryside.

SERVICES

Mains water, electricity, gas and drainage are connected. Gas-fired central heating. Please note that the agents have neither inspected nor tested these services.

TENURE

The property is offered with the remainder of a 125-year lease which commenced in 1989 and runs until 2114 (91 years remaining). There is a ground rent of £10.00 per annum with a service charge of £321.54 per annum.

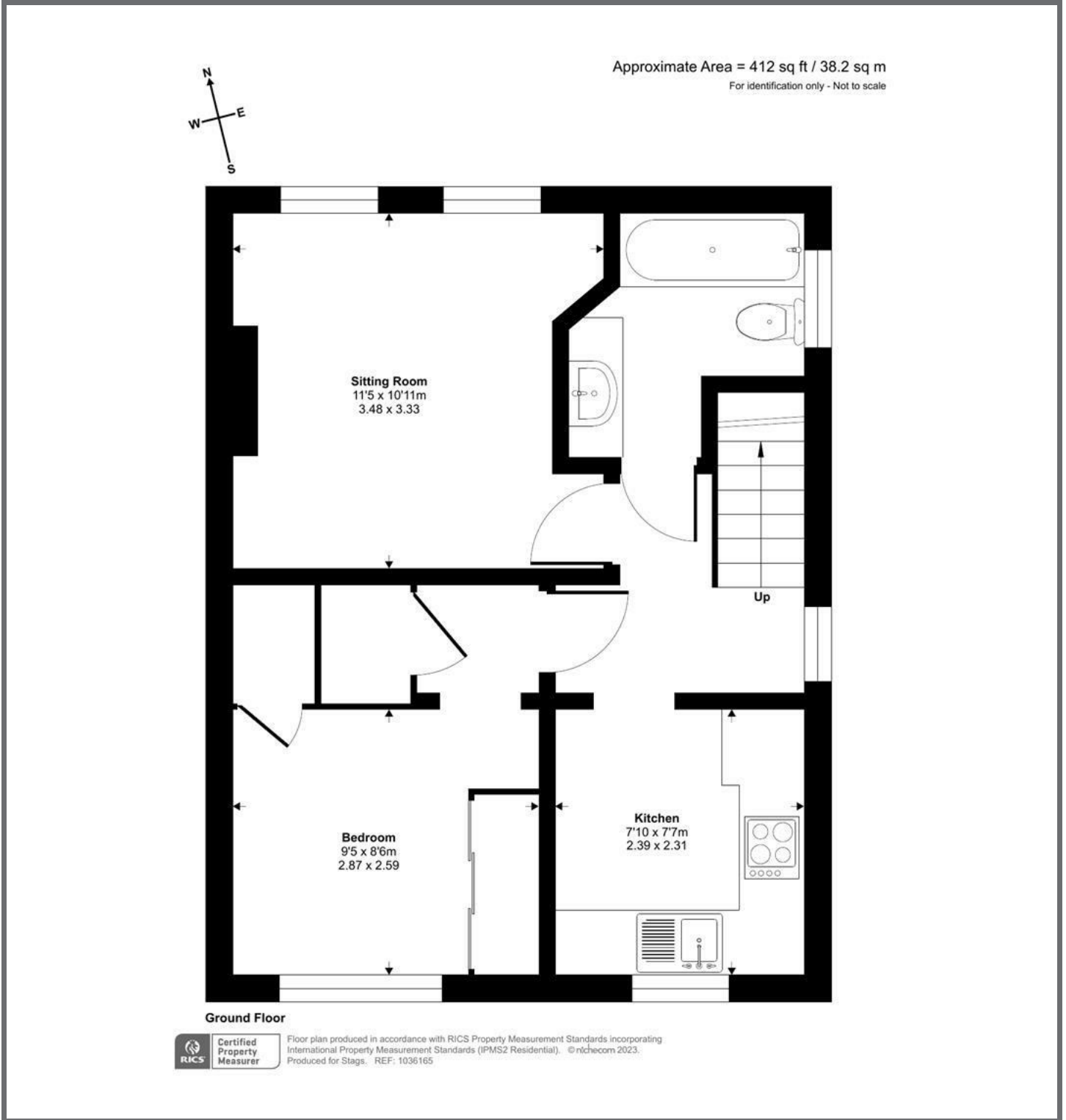
AGENT'S NOTE - LETTING

The property has an established history of residential letting and Stags have been the managing agents on a long-term basis. Parties with an interest in the flat on a buy-to-let basis are encouraged to contact us for the rental history and advice as to future letting potential.

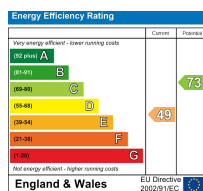
VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with the vendor's agents, Stags. From Tavistock, proceed on the A386 to Horrabridge and turn left into the village on Graybridge Road. Take the second left into Station Road and follow the road as it eases left. Continue on this road, past the primary school, until you leave the village, and follow the road to Walkhampton, where the property will be seen on your right as you enter the village.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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