



20 St Johns Court



Town Centre 0.3 miles • Whitchurch Down 0.8 miles • Plymouth 14.5 miles • What3words///dust.entry.decreased • For detailed directions please contact the office.

A well-maintained, 2-bedroom first floor apartment with generously sized rooms, within a secure development close to town.

- 2-bedroom First-floor Apartment
- Over 55's Retirement Living
- Well Proportioned Accommodation
- Communal Gardens, Residents' Parking
- Within a Short Walk of Town Centre
- Secure Main Entrance Accessed Via Key Fob
- No Onward Chain
- Leasehold 125 Years (108 Years Remaining)
- Service Charge: £2825.60, Ground Rent: 494.50 per annum
- Council Tax Band: C

Guide Price £200,000

SITUATION

This well presented 2-bedroom apartment is situated on the first floor of this well-regarded, gated retirement development and is conveniently located close to the heart of Tavistock and positioned within a few hundred yards of Tavyside Health Centre and Pharmacy. Tavistock is a thriving market town rich in history dating back to the 10th Century and is famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly. The famous port city of Plymouth is 15 miles to the south, providing an extensive range of amenities and lively entertainment, with no shortage of water activities perfect for the watersports enthusiast. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

DESCRIPTION

Discover this delightful 2-bedroom apartment, exclusively available to those aged over 55, situated on the first floor of a well-maintained complex. Apart from its advantageous location, the development's other attractions include a Residents' Lounge, Guest Suite, Laundry Room, Mobility Scooter Charging Station, House Manager, lift, 24-hour emergency call system, video entry phone system, security entrance gates and intruder alarm. In addition to the private patio, from where one can enjoy the extremely pretty communal gardens, benefits include double glazing, ample fitted storage, and modern, fitted kitchen and bathroom units.

ACCOMMODATION

Welcome to this charming two-bedroom apartment, featuring a thoughtful layout and household amenities. As you enter, you are greeted by a spacious hallway with two convenient storage cupboards, perfect for keeping your space organised. The hallway leads to the second bedroom, ideal for guests or as a home office and the bright and airy living/dining room, providing ample space for relaxation and entertainment. The adjacent kitchen is well-equipped with an under-counter

integrated fridge and freezer, a chest-height oven, and an electric hob with an overhead extractor fan. The accessible bathroom, also located off the hallway, offers comfortable and practical assistance in the way of handrails and handles. At the end of the hallway, the large master bedroom awaits, featuring built-in wardrobes with elegant mirrored sliding doors, offering both ample storage and a touch of sophistication.

OUTSIDE

St John's Court is accessed through large metal gates, which generally remain open for the most part. The property features a spacious carpark with unallocated parking, operating on a first-come, first-served basis. The carpark is adorned with various trees and shrubs, adding a touch of greenery. The main entrance to the building is secure and can only be accessed by residents using their key fob, ensuring safety and privacy. Around St John's Court are some very pretty and well-tended communal gardens and grounds which are laid to lawn, with well-stocked borders and paved pathways providing access. On the southwest corner of the site is a seating area and a residents' exit to the adjoining Meadows car park, from where direct access can be gained to the Meadows Public Park and the River Tavy which runs through it. On the northeast elevation is a covered shelter for mobility scooters, with battery charging facilities.

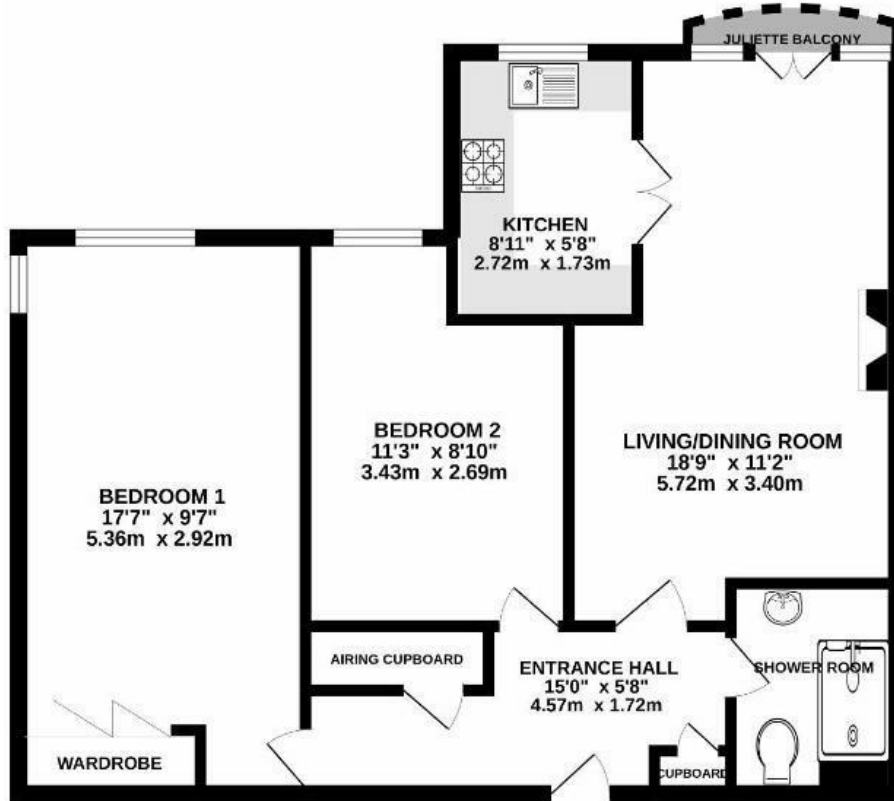
SERVICES

Mains water, electricity and drainage are all connected to the property. Superfast broadband is available and mobile voice/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

TENURE

The property is leasehold and is held on a 125-year Lease which commenced in 2008 (108 years remaining). The service charge is £2825.60 per annum, payable in six-month instalments. There is an additional ground rent of £494.50 per annum.





ST JOHN'S COURT, TAVISTOCK, PL19

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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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.



Energy Efficiency Rating		Current	Potential
<small>(Very energy efficient - lower running costs)</small>			
92-100	A		
81-91	B		
69-80	C	76	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>(Not energy efficient - higher running costs)</small>			
England & Wales		EU Directive 2002/91/EC	

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