



---

1 Newmarket Court

1, Newmarket Court, Tavistock, Devon PL19 0BT



Tavistock Town Centre 25 yards •  
Whitchurch Down 1.1 miles • Plymouth 15  
miles • 40 miles • What3words.com  
///phones.cats.short • For detailed  
directions please contact the office

---

A spacious 2-bedroom apartment on the first floor of a characterful Grade II Listed property in the heart of Tavistock, benefitting from an allocated parking space and with no onward chain.

---

- 2 Bedroom First Floor Apartment
- Town Centre Location
- Boasting Approx. 927 Square Feet
- Large Sitting Room/Kitchen Area
- Master Bedroom with En-suite
- Allocated Parking Space
- No Onward Chain
- Leasehold 125 Years (104 Years Remaining)
- Service Charge: £2,186.42, Ground Rent: £50 per annum
- Council Tax Band: C

Guide Price £160,000

### SITUATION

The property is perfectly located in the centre of Tavistock, with all of the town's many amenities, facilities and transport links on the doorstep. Tavistock is a thriving market town rich in history and famed for being the birthplace of Sir Francis Drake. It offers a superb range of shops, recreational and educational facilities, including the sought-after private school, Mount Kelly. Tavistock has good travel links with a central bus route to Plymouth and a nearby railway station offering connections to London.

### DESCRIPTION

Located in the heart of Tavistock, this first-floor apartment forms part of a Grade II Listed building and boasts an array of character features, including sash windows, high ceilings, and a unique split-level design. The property offers two well-proportioned bedrooms and two bathrooms, one of which is an en-suite to the master bedroom. The spacious sitting room is accompanied by a well-equipped kitchen area. Additional benefits include private allocated parking and the advantage of no onward chain. The property is further enhanced by solid wood doors throughout, all fitted with soft-closing mechanisms, reflecting the high standard of finish.

### ACCOMMODATION

Upon entering the building, a communal staircase leads to the first floor, where Flat 1 is located. The apartment's front door opens into a spacious hallway, featuring a radiator on the right and ample space for coats and shoes. Opposite, two large cupboards provide additional storage. From the hallway, a few steps lead down to the lower level, where the second bedroom and family bathroom are situated. The second bedroom is generously proportioned and includes built-in storage, with one cupboard housing the newly installed combi boiler.

The family bathroom is fully tiled from floor to ceiling and fitted with a bath and mixer shower, powered by the combi boiler. Returning to the main hallway, you enter the large sitting room, which boasts high ceilings and elegant sash windows. Adjacent to the sitting room is the kitchen, well-appointed with an integrated fridge-freezer and dishwasher, along with space for an oven with a gas supply, complemented by an overhead extractor unit. The master bedroom is spacious and benefits from an en-suite bathroom, featuring a mixer shower and heated towel rail for added comfort.

### OUTSIDE

Externally, the property benefits from a designated parking space, clearly marked with a sign for Flat 1. Private parking in the centre of Tavistock is a valuable luxury, offering added convenience and ease of access in this prime location.

### SERVICES

All mains services are connected, with gas central heating throughout. Ultrafast broadband is available. Mobile voice/data services are available with EE, Three, O2 and Vodafone (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 2003 (104 years remaining). The service charge is £2186.42 per annum, and there is an additional ground rent of £50 per annum.

### DIRECTIONS

From Bedford Square head into Duke Street passing St Luke's charity shop on the left hand side. Carry along this road and turn first left into Pepper Street, and then left again under the archway before J&S Downing Butchers. The entrance to the building can be found on the left hand side.





