



7 St John's Court



SITUATION

This immaculately presented 1-bedroom apartment is situated on the ground floor of this well-regarded, gated retirement development and is conveniently located close to the heart of Tavistock. Bedford Square, The Pannier Market and the town's high street, with its many shops, cafes, facilities and transport links, are all within walking distance. This secure development is positioned within a few hundred yards of Tavistock Health Centre and Pharmacy

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre hosts regular farmers' markets. Plymouth, some 15 miles to the south, offers extensive amenities with the added attraction of its coastal access. The cathedral city of Exeter lies some 35 miles to the east, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway, in addition to an international airport.

DESCRIPTION

Presented in extremely good order, this 1-bedroom apartment is located on the ground floor, thereby benefiting from valuable level access and its own private patio seating area. Apart from its advantageous location, the development's other attractions include a Residents' Lounge, Guest Suite, Laundry Room which is free to use, 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

From the communal entrance, the apartment is accessed into a hallway, from where there are doors off to all principal rooms and a useful storage cupboard. The reception room is a

good size and features a fireplace surround for an electric fire. There are windows on two sides, making this room very bright and open, with an external door leading out to the private patio. Adjoining the reception room is the kitchen, which is fitted with a range of units. Integral appliances include an electric oven, hob, fridge and frost-free freezer. Along the hallway, the bedroom is a good-sized double and benefits from a fitted wardrobe. The bathroom includes a fitted shower and hand rail.

OUTSIDE

The patio seating area really is an appealing feature, providing a pleasant, convenient place from which one can sit and enjoy the outdoors. 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 apartment is being offered with the remainder of a 125-year lease which commenced in 2008 (108 years remaining). The Ground Rent is £425 per annum. The Service Charge is £2,846.46 per annum, this includes water rates and buildings Insurance.

Town Centre 0.3 miles • Whitchurch Down 1 mile • Plymouth 14.5 miles • What3words ///stocks.rainy.kept. • For detailed directions, please contact the office.

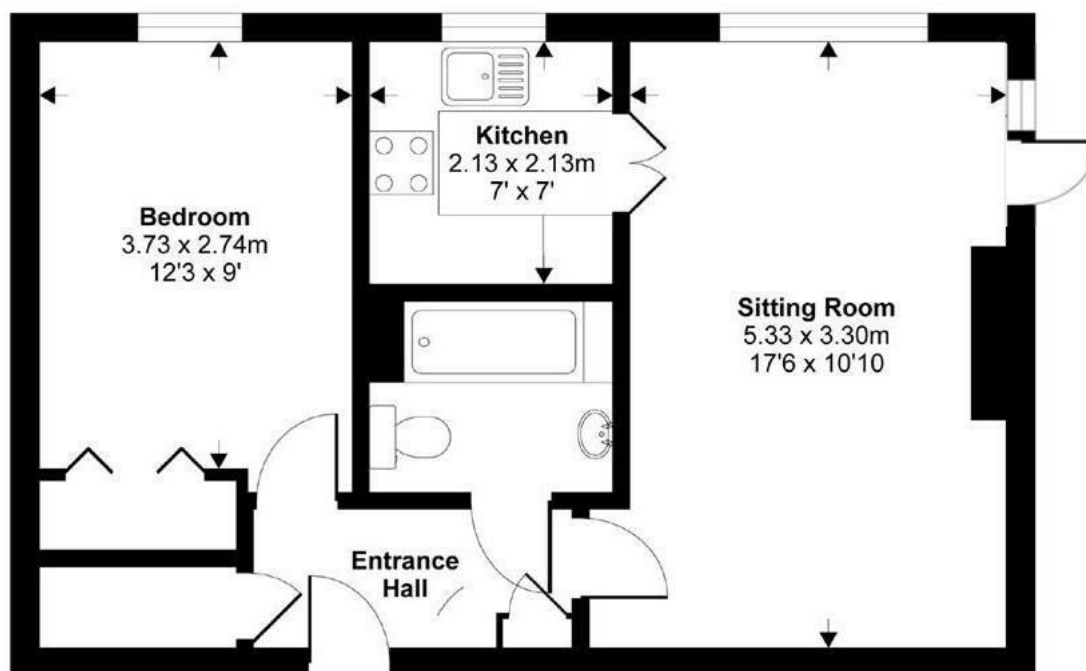
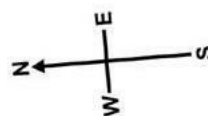
A well-maintained, 1-bedroom ground floor apartment with a private patio, within a secure development close to town.

- Chain-free Ground Floor Apartment
- Development for Over-55s
- Maintained in Excellent Condition
- Private, South-facing Patio
- Communal Gardens and Facilities
- Close to Town Centre
- Service £2,846.46 p/a
- Ground Rent: £425 p/a
- Leasehold (108 Years Remaining)
- Council Tax Band: B

Guide Price £159,950



Approx. Gross Internal Floor Area
45.2 Sq Metres 487 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	67
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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