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7 Gainsborough House



Town Centre 250 yards • Whitchurch Down 1.1 miles • Plymouth 15 miles • What3Words: ///////////////pipe.food.fires • For detailed directions please contact the office.

A well-presented, 2-bedroom second-floor apartment with parking, perfect as a first-time purchase, investment or pied-à-terre, offered chain-free and with a brand new 150-year lease.

- Chain-free 2-bedroom Apartment
- Tastefully Finished and Presented
- Modern Kitchen and Bathroom
- Off-road Parking
- Convenient Town Centre Location
- Ideal First-time or Investment Purchase
- Potential Gross Yield of 6%
- Brand New Lease of 150 Years
- Service Charge £450
- Council Tax Band: A

Guide Price £120,000

### SITUATION

The property is perfectly located close to the centre of Tavistock, and within a short walk of all of the town's many amenities, facilities and transport links. 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. It is ideally situated for exploring the Devon/Cornwall borders offering superb opportunities to discover the region's rich heritage.

### DESCRIPTION

We are delighted to bring to the market this splendid two-bedroom, second-floor apartment, which is nestled in a quiet road off of Taylor Square, adjacent to Tavistock's iconic former railway viaduct. The property is now being offered to the market chain-free, with the benefit of a brand new lease of 150 years. The accommodation is well-presented, tastefully finished with modern fixtures and fittings, and has been neutrally decorated throughout. This would make an ideal prospect for a first-time buyer, those seeking a bolt-hole or pied-à-terre, or those looking for an investment opportunity – we would envisage a gross rental yield of 6% per annum. The property has the added benefit of off-road parking in a private carpark to the rear of the property and is conveniently situated a short walk from the town centre.

### ACCOMMODATION

The building can be accessed both at the front and the back; at the front, the entrance is at ground floor level but the rear entrance, where the carpark is located, takes you straight into the second floor. There are entry phone points at both entrances. Off the communal landing, you enter the apartment into a central hallway that leads off into each room, including the bright and open reception room which has an archway through to the modern fitted kitchen. The kitchen is finished with a good range of cupboards and cabinets, with the worktop

incorporating a composite sink and drainer, plus two spaces for plumbed appliances and a freestanding electric double oven with a 4-ring induction hob over. There is space for a fridge/freezer to one side and Karndean flooring underfoot. Along the hallway, there is a modern bathroom featuring a white suite, comprising a panelled bath with Mira electric shower over, WC and a wash basin set into a vanity unit, plus a heated towel rail, finished with white textured tiles and Karndean flooring. At the end of the hallway there is a good size double bedroom with a large window overlooking the viaduct. The second bedroom is a good size single, currently used as an office but would also make an ideal nursery. This property has been lovingly maintained by the current owner and finished to high standard.

### OUTSIDE

The property does not have access to any private or communal garden, however the town's beautiful Meadowlands public park is within walking distance. The property benefits from off-road parking in a private carpark to the rear of the building.

### SERVICES

Mains electricity, water and drainage are connected. There are modern, wall-mounted electric panel heaters. Ultrafast broadband is available and mobile voice/data services are available through all major providers (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### TENURE

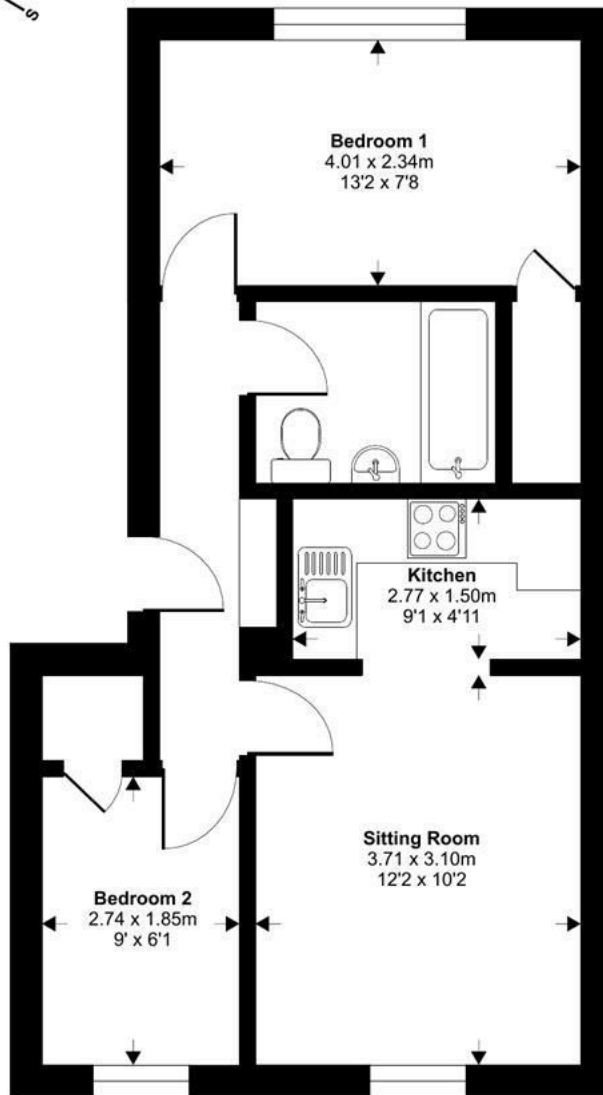
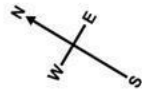
The property is offered with a brand new lease of 150 years. We understand that the service charge is £450 per annum and there is no ground rent to pay.

### AGENT'S NOTES

1. In accordance with section 21 of the Estate Agents Act 1979, we hereby declare that a member of Stags' staff has a personal interest in the sale of this property.
2. The fridge, dishwasher and washer/dryer in the kitchen are available to be included in the sale, subject to negotiation.

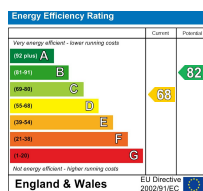


Approximate Area = 465 sq ft / 43.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 964904

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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