

# Market Street

Tavistock, PL19 0DA

Guide Price £125,000



Town • Country • Coast



**\*\*JUST SOLD ANOTHER ONE IN THE BUILDING\*\***

This well presented, two bedroom flat is located at the front of the Grade II listed Oxfam shop and overlooks the town.

It benefits from being in close vicinity to the town's best restaurants and the new wine shop.

Large windows, which let in plenty of natural light, are in both the main reception room, which includes an open plan lounge and dining/kitchen area, as well as in bedroom two.

Bedroom one also has a large window which faces onto the outdoor rooftop patio, perfect for an afternoon coffee and a laundry line.

The building has been sympathetically and historically restored.

The new facade and detailing only add to the value of Flat 2 in the heart of Tavistock.

Recently installed are some stylish interior features such as a completely re-fitted shower and brand new bathroom, hardwood flooring and neutral coloured, durable, long lasting coir carpeting. The flat has been painted throughout with Farrow & Ball highest quality paint in soft greys.

## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.



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## Floor Plan



### Hallway

### Open Plan Kitchen/Living/Diner

17'04 x 9'07

### Bedroom 1

12'02 x 7'07

### Bedroom 2

11'04 (max) x 8'01 (narrowing to 4'01)

### Bathroom

8'08 x 5'04 (into shower)

### Tenure

Leasehold. Ground rent £75 pa and service charge £125 pa.

### Services

Mains electricity, water and drainage. Gas available but flat doesn't have it connected.

### EPC

F/33

### Council Tax Band

A

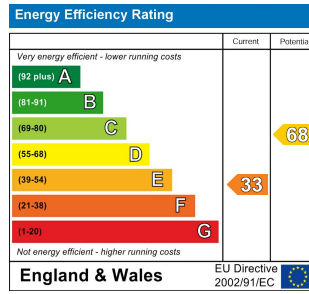
### Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

### Directions

From Tavistock Town Centre, proceed towards West Street where you will find Market Street on the Right Hand Side. The Oxfam Bookshop can be found on the right hand side and the door to the flat will be found to the right of the shop.

## Energy Efficiency Graph



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