



Town • Country • Coast



West Street  
Tavistock

Price Guide £190,000



## West Street

### Tavistock

VIEWINGS HIGHLY RECCOMENDED! A stylish and elegant three story split level period conversion apartment offering beautifully presented and spacious living accommodation boasting stunning panoramic views over Tavistock and towards Dartmoor situated in the heart of Tavistock close to local shops, cafes and restaurants.

Located on West Street this beautiful apartment is access via an entrance lobby with door to useful storage cupboard and a turning staircase with door to a l shaped kitchen fitted in a range of floor and wall mounted units offer by complementary handles incorporating worktops with tile splashbacks and inset circular sink with mixer tap, four ring gas hob with electric oven and extractor hood above, space and plumbing for kitchen appliances, double glazed sash windows to the front aspect with views down West Street and a feature turning staircase to the first and second floors.

The main feature is the spacious living/dining room with ample living space and a feature fireplace which adds a nice focal point to the room and a large double glazed sash window enjoying lovely views over the town. On the first floor the spacious feel continues with a generous master bedroom with similar dimensions to the living room providing plenty of space for bedroom furniture and a large double glazed sash window with roof top views over the town.

The modern shower room with remote underfloor heating, has a luxury boutique feel and comprises a large walk-in shower with rainfall shower head, ceramic wash hand basin with vanity storage beneath and W.C with a fitted storage cupboard above.

Further down the first floor landing is a large walk-in storage cupboard with space for a condenser dryer, double gazed sash window with view down West Street and stairs to the 2nd floor with doors off to the remaining bedrooms.

The second bedroom is a double with a skylight window to the rear aspect. The 3rd bedroom is perfect for guests and would make a good-sized home office.





#### Entrance Porch/Hall

#### Kitchen

12'7 x 10'67 (3.84m x 3.05m )

#### Living/Dining Room

15'6 x 14'1 (4.72m x 4.29m)

#### Bedroom One

16'0 x 14'2 (4.88m x 4.32m)

#### Bedroom Two

12'9 x 10'0 (3.89m x 3.05m)

#### Bedroom Three

8'9 x 8'7 (2.67m x 2.62m)

#### Shower Room

9'3 x 4'6 (2.82m x 1.37m)

#### EPC

67/D

#### Tenure

Share of Freehold with Peppercorn Rent.

#### Services

Mains electricity, gas, water and drainage.

#### Council Tax Band

B

#### Situation

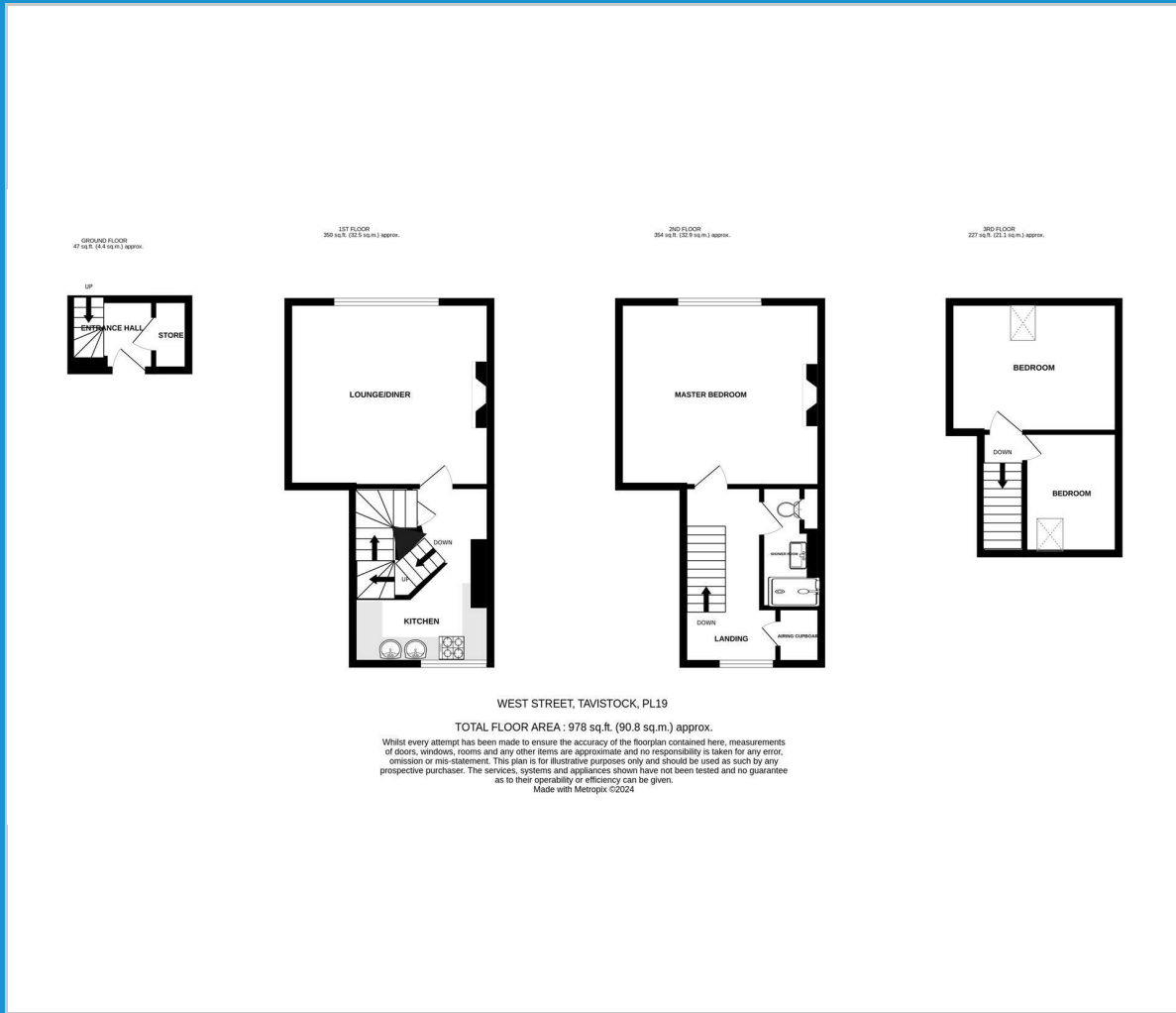
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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.

#### Agents Note

Please note this property is Grade II listed



## Floor Plan



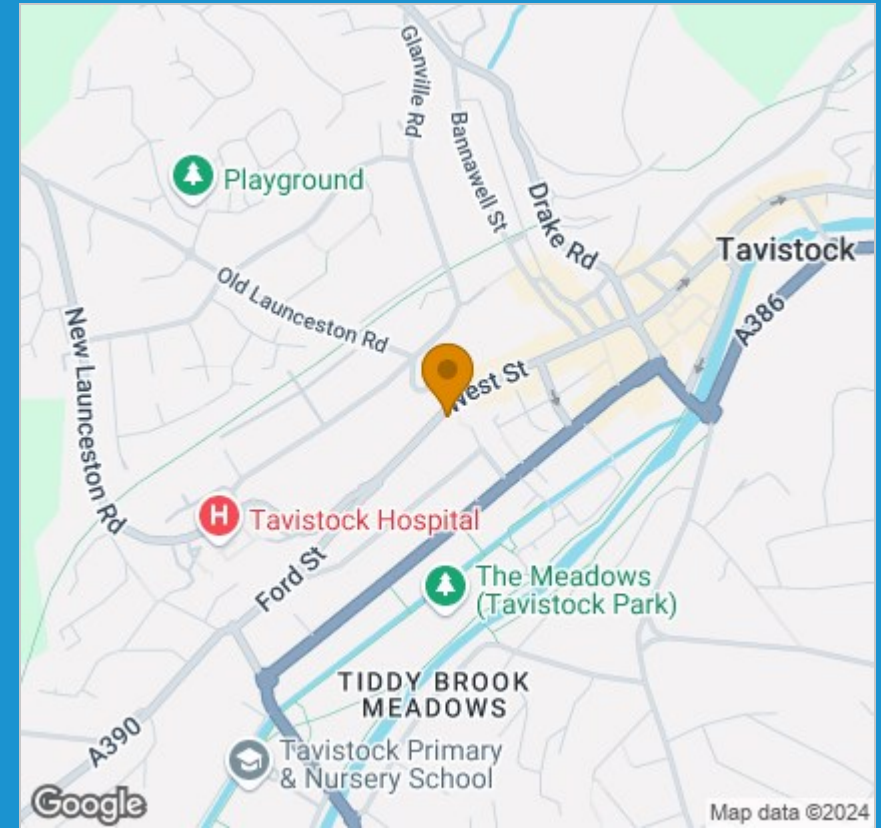
## Viewing

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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## Area Map



## Energy Efficiency Graph

