



Paddons Court

Tavistock

Price Guide £179,950



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## Paddons Court

Tavistock

We are pleased to market this superbly presented, first floor apartment located in a modern, specifically designed building in the centre of Tavistock. Situated in a tucked away position just off of the main high street, you are within seconds of the ever bustling town yet still have the feeling of peace and quiet. The property benefits from a beautiful communal courtyard which is well maintained and clean. The courtyard is a real sun trap and closely resembles a sunny Spanish courtyard.

On entering the building, you proceed up the communal stairway, which has the benefit of a fixed stair lift. You enter the property into a good sized hallway with plenty of space for shoes and coats, this leads through to the open plan living area which is bright and fresh and generously proportioned, giving ample space for a dining table and a lounge suite. There is underfloor heating throughout the apartment. The kitchen itself is well appointed with a range of storage cupboards and worktop space including a built in dishwasher, integrated fridge/freezer, oven & hob and washer and dryer which are all included with the property. The property boasts a small balcony which overlooks the courtyard, providing the perfect space for a couple of chairs or some flower pots. This really gets the sun in the afternoon/evenings and lends itself as the perfect place to unwind.

The two bedrooms are both double rooms with the larger, bedroom one, having integrated cupboard space. The bathroom has a shower over the bath, WC and hand basin.







**Kitchen / Living Space**  
18'9" x 12'0" (5.72 x 3.66)

**Bedroom One**  
11'2" x 9'10" (3.41 x 3.00)

**Bedroom Two**  
8'0" x 7'11" (2.45 x 2.43)

**Bathroom**  
8'9" x 6'6" (2.67 x 2.00)

**EPC**  
82/B

**Tenure**  
Leasehold - 125 years from 2006.  
Service/maintenance charge - £943.07  
(paid 6 monthly).

**Services**  
Mains water, electricity and drainage.

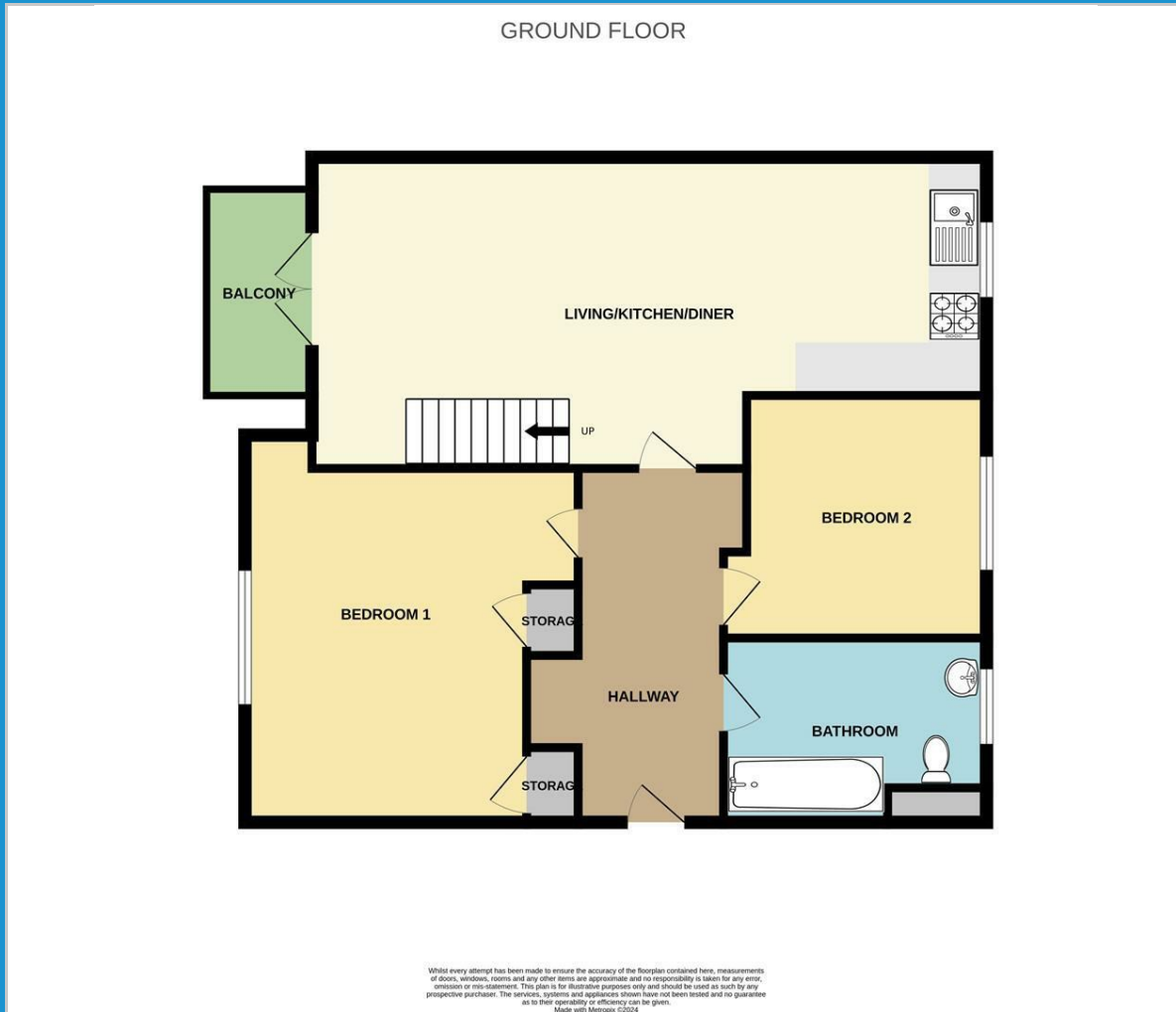
**Council Tax Band**  
B

**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.

**Directions**  
From Tavistock town centre proceed along Brook Street. Turn left into Paddons Row, a pedestrian shopping mews, a gate on your right leads into the large courtyard and the entrance door to the building is in front of you.



## Floor Plan



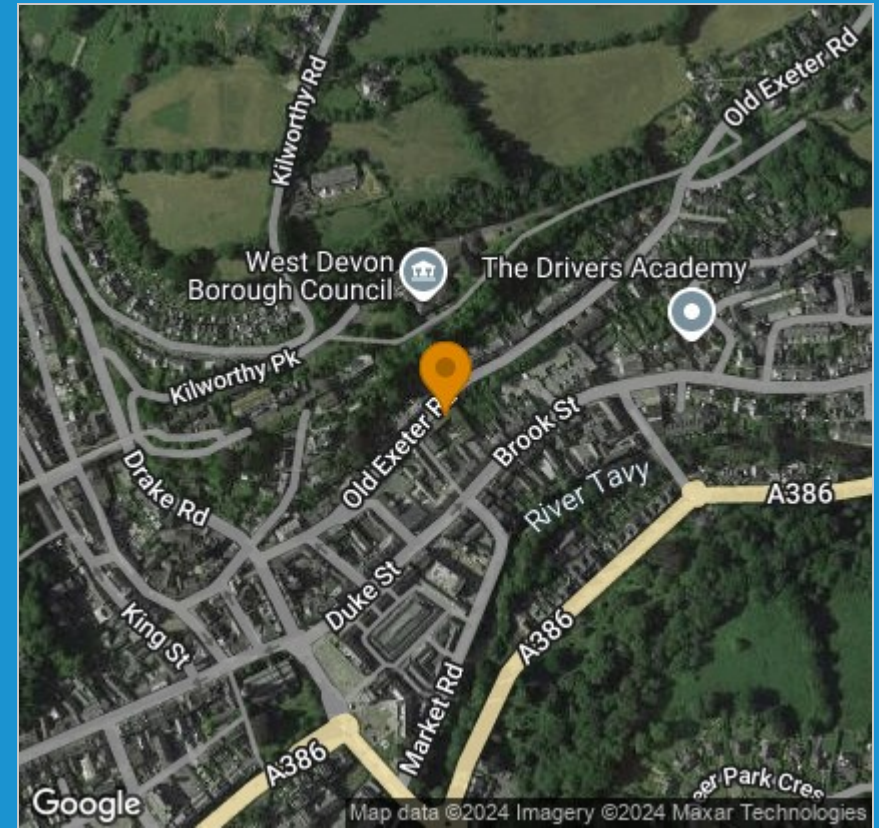
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

