



Town • Country • Coast



Vigo Bridge Road
Tavistock

Guide Price £149,950



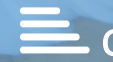
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Vigo Bridge Road

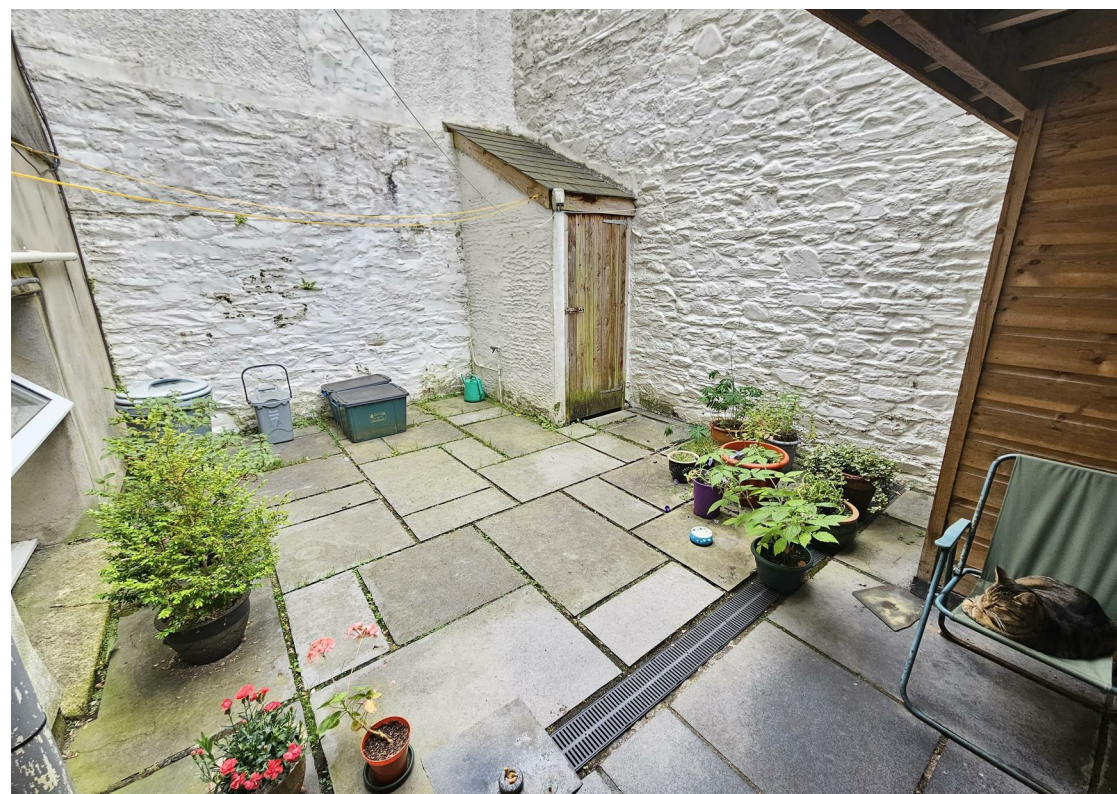
Tavistock

ATTENTION INVESTOR BUYERS, GREAT BUY TO LET OPPORTUNITY! Conveniently located just a stone's throw from the town centre of Tavistock is this well presented, 2 bedroom maisonette. The property enjoys spacious living accommodation which boasts mains gas fired central heating and the benefit of a small courtyard area for sitting outside, drying clothes and storage. Having been improved over recent times including rewired and replumbed, replacement windows and in March this year a new combination boiler.

From the road you enter the property into a communal entrance shared with one other property on the first floor. You can enter via a doorway into the kitchen/diner, or via a further door on the basement level into the inner hall and bedrooms, from the hallway is a further door leading to the rear. Once in the apartment there is a spacious kitchen/diner, living room and stairs lead down to the basement level where there are 2 bedrooms and a bathroom. The lounge benefits from a large sash window to the front of the property, letting natural light flood in. The Kitchen/Diner is rear aspect with a double glazed window. Modern kitchen with integrated fridge/freezer, electric built in oven and hob, wall mounted gas fired combination boiler. Stairs from the kitchen lead to the lower ground floor where there are 2 bedrooms and a bathroom with shower over the bath.

The property benefits from a rear courtyard, which is useful for drying clothes, sitting outside and for storing of recycling bins.

Currently with a tenant in situ, a potential gross rental yield of 5.8% on a rental figure of £725pcm





Communal Entrance

Kitchen/Diner

11'11" 10'10" max. (3.65m 3.32m max.)

Lounge

13'10" x 12'3" (4.23m x 3.74m)

Stairs from the kitchen lead down to;

Lobby

Bedroom 1

11'8" x 10'9" max. (3.57m x 3.30m max.)

Bedroom 2

10'8" x 8'8" max. (3.26m x 2.65m max.)

Bathroom

7'1" x 5'10" (2.16m x 1.78m)

Services

Mains electricity, water, drainage and gas.

Tenure

Leasehold - A 199 year lease granted in 2022. There are no ground rent or service charges. Maintenance of common lighting and the fire alarm is shared between this and the flat above.

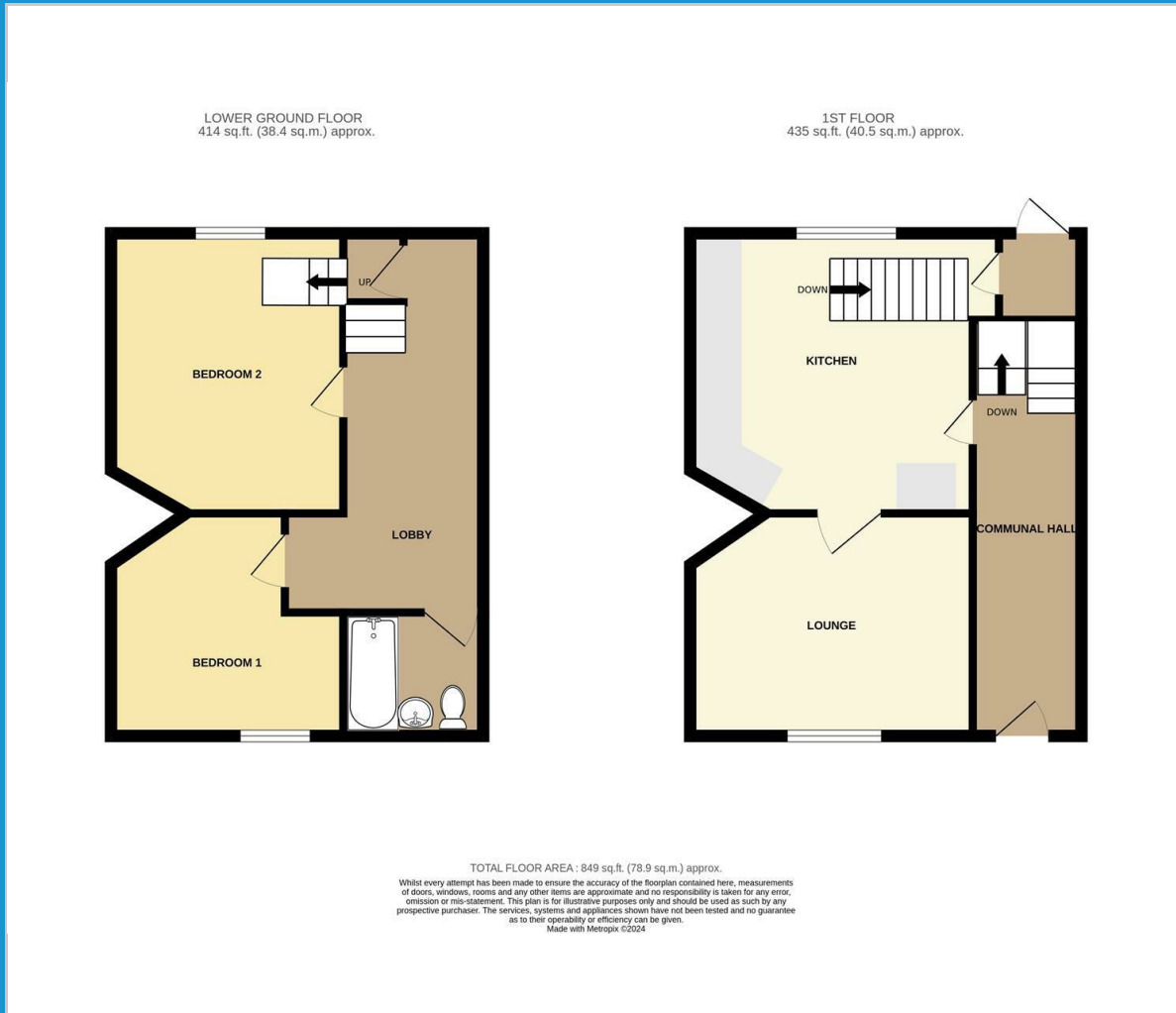
Council Tax Band

A

EPC

71 / C

Floor Plan



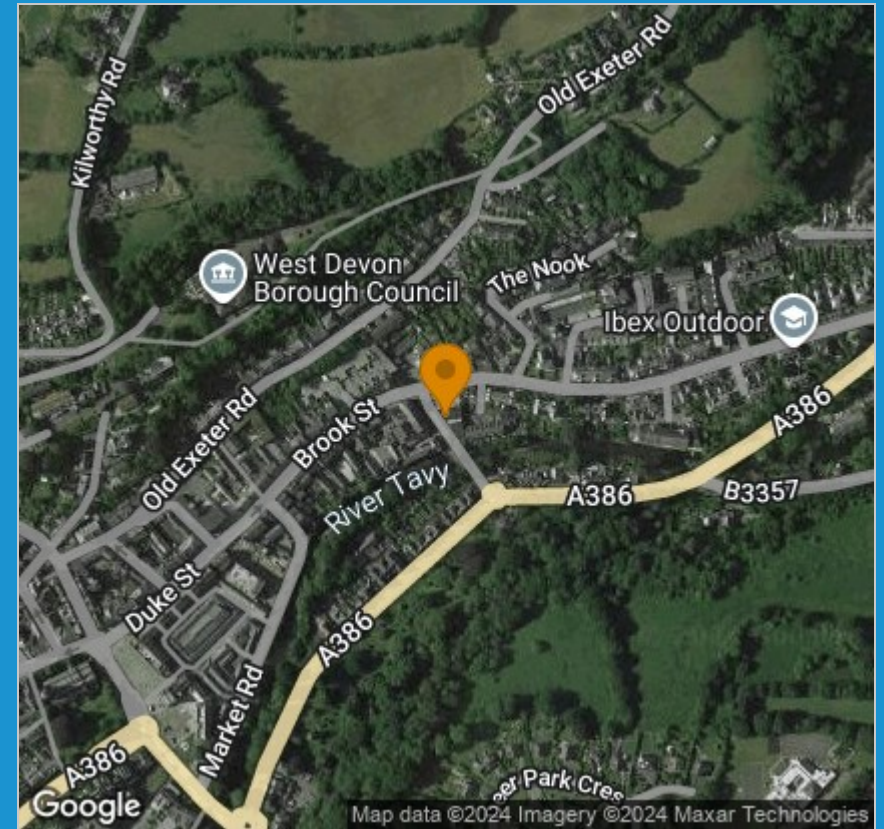
Viewing

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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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

