



Town • Country • Coast



# Skylark Rise

Whitchurch, Tavistock

Guide Price £165,000





## Skylark Rise

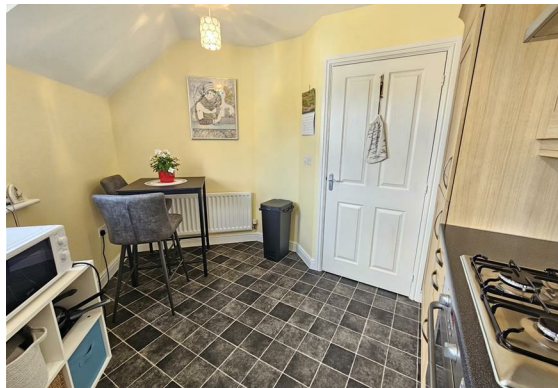
Whitchurch, Tavistock

Located on this sought after development of Tiddybrook on the fringes of Whitchurch, is this immaculately presented two double bedroom apartment.

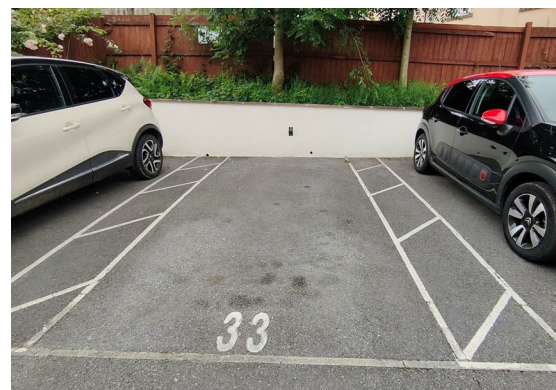
As you enter the building, the communal areas are well kept to a high standard and this particular apartment is on the top floor, being mains gas fired centrally heated and fully double glazed. The wide entrance hall has two storage/cloaks cupboards.

A generous lounge with a pleasant outlook and a modern kitchen comprises a range of wall and floor units incorporating an integrated washing machine, fridge/freezer, built-in electric oven with gas hob and extractor over. Within the kitchen is space for a dining table and chairs. There are two double bedrooms, one with a range of built-in wardrobes and an en suite shower room with recessed shower. There is a further bathroom with bath and shower over, wc and basin.

Outside are communal gardens which are well maintained and access underneath a coach house leads to a private parking area with allocated numbered space.







#### Entrance Hall

#### Living Room

13'7" x 12'7" (4.14 x 3.84)

#### Kitchen / Diner

13'8" x 11'5" (average) (4.17 x 3.48 (average))

#### Bedroom 1

11'9" x 9'9" (3.58 x 2.97)

#### En-Suite

#### Bedroom 2

9'9" x 8'11" (2.97 x 2.72)

#### Bathroom

#### Tenure

Leasehold (Leasehold)

125 Years from 2009. Ground Rent: £335pa.  
Management Charge: £895.73 payable half yearly.

#### Services

Mains Water. Drainage. Electricity & Gas

#### Council Tax Band

B

#### EPC

C77

#### Situation

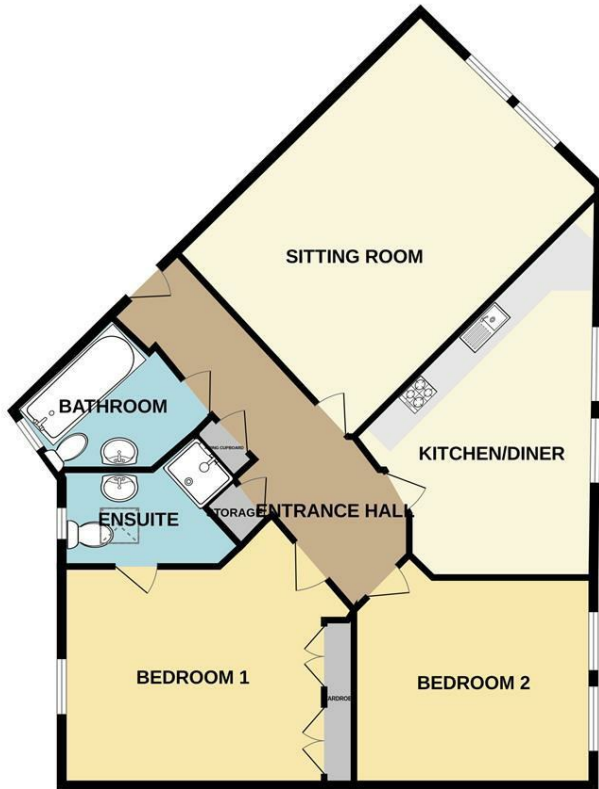
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the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

Coming from Bedford Square, proceed along the A386 Plymouth Road towards Morrisons/Tesco. Drive past these shops and follow the road until you get to a roundabout where you will take your first left hand exit onto Buzzard Road. Follow the road around and take your next right. Keep on this road past Kestrel Park and you will shortly find a right turning: Skylark Rise.



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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

