



Heritage Park
Tavistock

Guide Price £350,000

Heritage Park

Tavistock

Perfectly located only a short level walk from Tavistock town centre and within walking distance of the reputable private independent co-ed school of Mount Kelly College, is this luxury duplex apartment with three bedrooms, stylish light and airy accommodation, with large reception room and enjoying views of Tavistock and the moors from both the front and rear elevation. AVAILABLE WITH NO ONWARD CHAIN.

Sympathetically and tastefully converted into exclusive apartments, this building has retained its original character and is Grade II Listed.

There is secure entry into a communal hallway with stairs leading to the front entrance on the first floor.

Striking arched windows enjoy views of Dartmoor from the front elevation and town views to the rear. A welcoming entrance hall within the apartment boasts ample storage cupboards and useful cloakroom. A door leads into a large open-plan living/dining room, again with feature windows enjoying views, opening into a well equipped kitchen, with integrated appliances including dishwasher, fridge/freezer, washer/dryer, two ovens and a gas hob with extractor over.

From the hall, stairs lead to the second floor giving access to three bedrooms, the master incorporates a convenient shower cubicle, together with a luxury shower room.

The apartment benefits from its own allocated parking space within close proximity to the front communal entrance. There is also a bin store for residents only.





Communal Entrance

Entrance Hall

14'11" max x 15'1" max (4.56m max x 4.62m max)
'T' Shaped hallway.

Cloakroom

Living/Dining Room

26'3" x 15'11" (8.01m x 4.86m)

Kitchen

14'10" 7'8" (4.53m 2.36m)

Second Floor Landing

Master Bedroom

22'0" x 9'0" max (6.71m x 2.75m max)

Bedroom 2

14'3" x 7'1" widening to 10'1" (4.36m x 2.18m widening to 3.08m)

Bedroom 3

7'1" x 6'9" max (2.18m x 2.08m max)

Shower Room

11'1" x 6'9" (3.38m x 2.08m)

Tenure

Leasehold - 199 year lease from 1st January 2009. A peppercorn ground rent payable and service charge of £500-£730 payable every 6 months.

Services

Mains gas, drainage, electricity and water.

Council Tax Band

C

EPC

C74

Situation

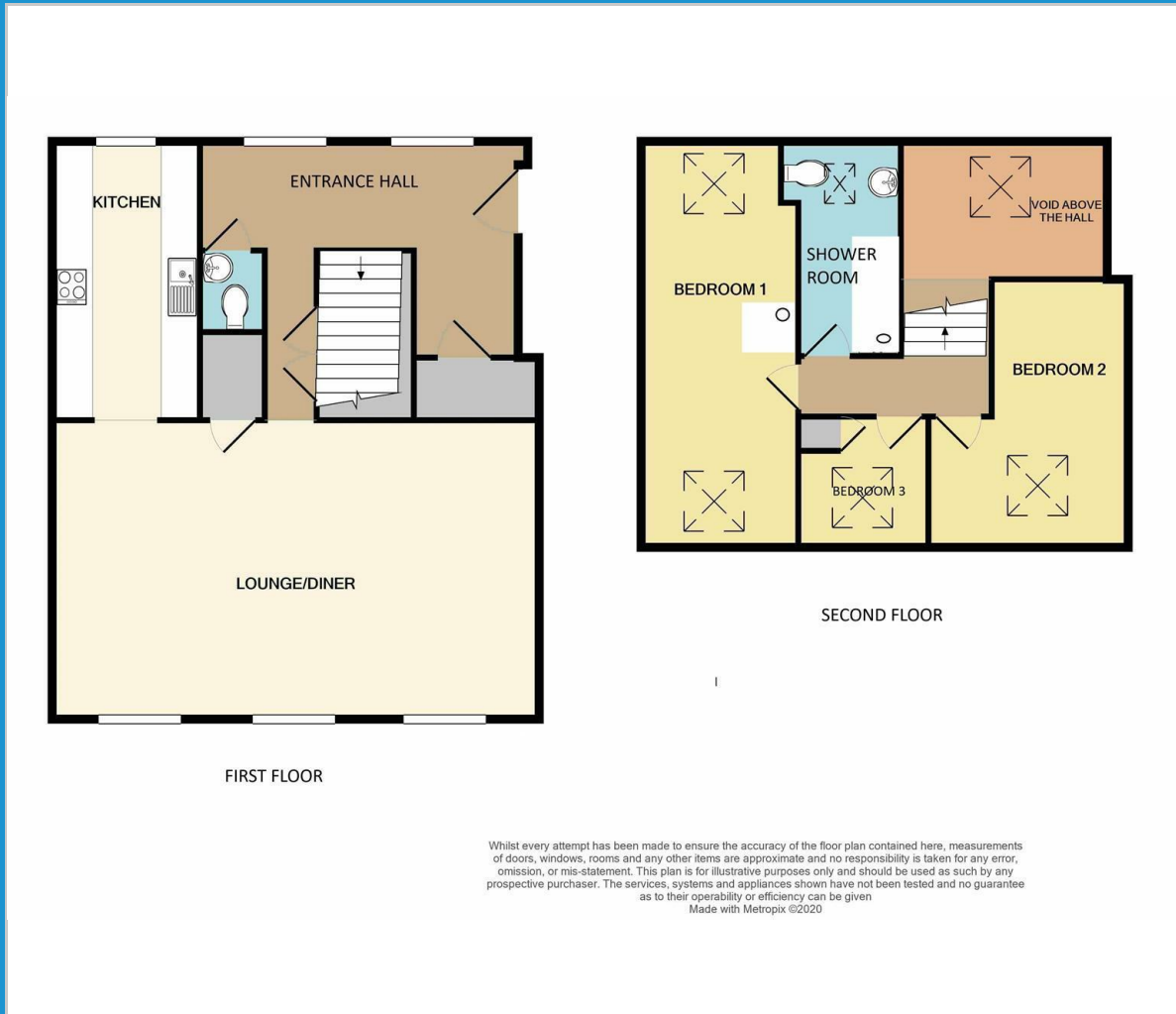
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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 the town centre proceed past the Co-op into Parkwood Road and along this road you will see a left hand turn into Heritage Park, whereupon the property will be found on the left hand side.



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

