



Town • Country • Coast



Buctor Park

Tavistock

Guide Price £153,000



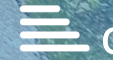
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## Buctor Park

Tavistock

Offered with no onward chain is this immaculate ground floor spacious flat with the benefit of gardens to front and rear, useful outside store, mains gas central heating and double glazing. Tucked away in a quiet location within this popular residential area.

Approached via a pathway from the green at Buctor Park with gravelled front garden area and leading to a front porch and front door into the entrance hall. From here doors lead to the sitting/dining room with a recessed gas fire and window overlooking the rear gardens, ample room for dining table and chairs, together with a useful built-in storage cupboard. A door leads into the kitchen boasting a range of wall and base units under square edge worktops with tiled splashback and incorporating sink unit, built-in electric oven and four ring gas hob. Space for fridge/freezer and washing machine. Wall mounted mains gas fired Viessman combination boiler and two large storage cupboards with shelving and one having a radiator. From the kitchen a window overlooks the rear and also a door leading to the gardens.

From the entrance hall a door leads into a good sized double bedroom with range of mirrored sliding door wardrobes to one wall. There is also a shower room with large walk-in shower and mains fed shower over, low level WC and vanity basin with cupboards below, chrome heated towel rail, tiled walls and window to front.

Outside, a shared path leads to the rear giving access to the gardens comprising a useful patio, large flower bed and storage shed with a gate leading into an enclosed patio area directly behind the kitchen with seating area for relaxing or dining al fresco.







#### Entrance Porch

#### Entrance Hall

#### Sitting/Dining Room

14'1" x 13'8" (4.30m x 4.18m)

#### Kitchen

10'10" x 8'0" max. (3.32m x 2.46m max.)

#### Bedroom

11'9" x 10'9" (3.60m x 3.30m)  
Including Wardrobes.

#### Shower Room

7'0" x 4'7" (2.14m x 1.42m)

#### Outside

#### Store Shed

8'4" x 5'4" (2.55m x 1.63m)

#### Services

Mains electricity, drainage and gas, mains metered water.

#### Local Authority

West Devon Borough Council - Tax Band A.

#### EPC

C71

#### Tenure

Leasehold. 125 Year Lease granted in 1987. Service charge to include building insurance - £26.78 per month for Year 2024-2025.



#### 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 Velverton 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

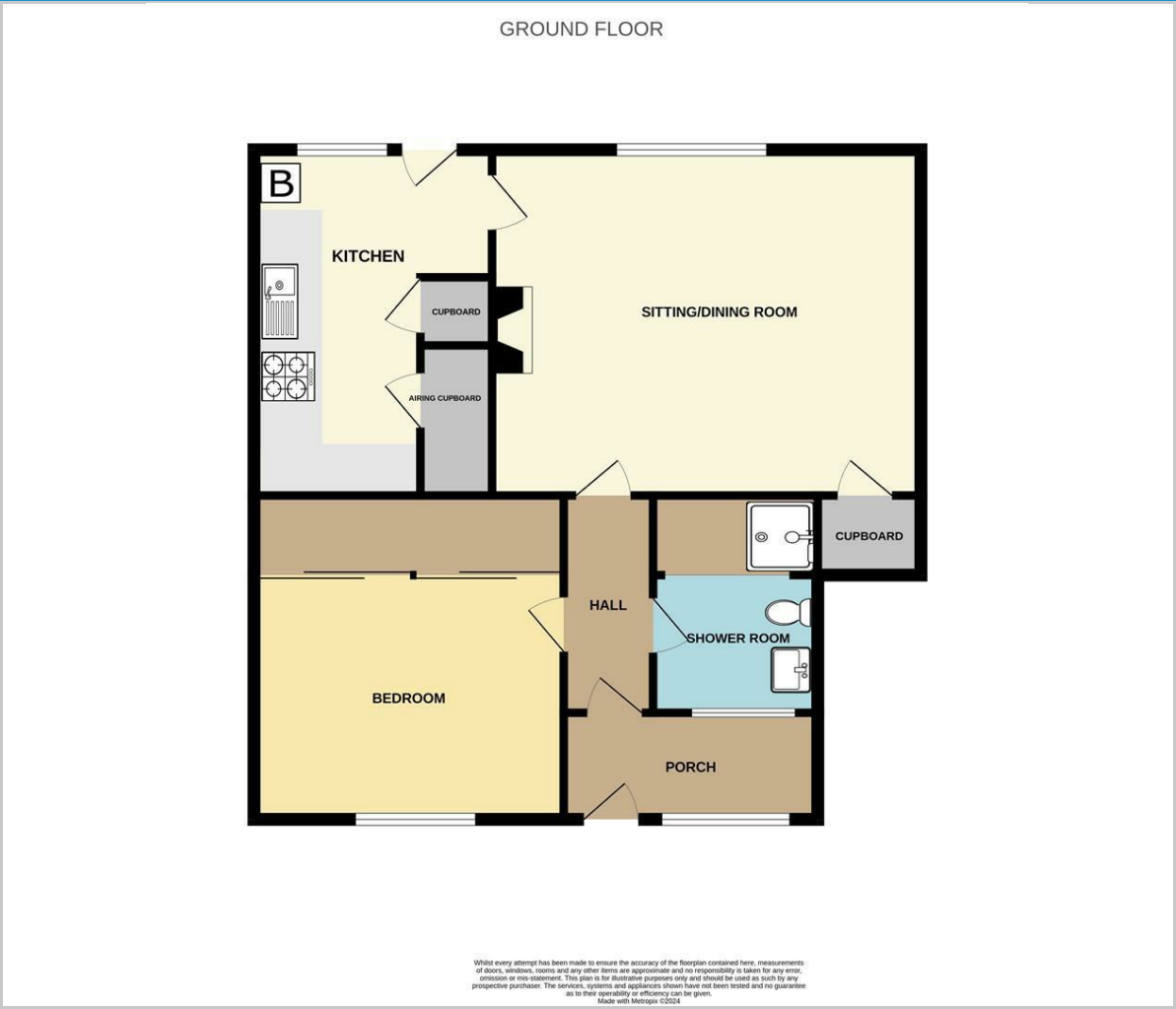
From Tavistock town centre proceed along the A390 rising up the hill and turn right into Uplands. Proceed up the hill and turn into Buctor Park, follow the road to the right and park, then walk along the pathway where the property will be found on the right hand side.

#### Agents Note

There is a shared access to the side of property for the neighbour to access their rear garden and store shed.



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 firms 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

