



Town • Country • Coast



London House
7 West Street, Tavistock

Guide Price £180,000



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This exquisitely converted Grade II Listed maisonette has a striking first floor 'Pod' style room with balcony enjoying stunning town views and the Church, with Dartmoor in the distance. Other benefits include two bedrooms, dining area, kitchen and bathroom. With the apartment block having secure entry system, lift access and private off road parking. NO ONWARD CHAIN. The flat also owns a share of the freehold of the building.

Converted in 2002 and designed by an award winning architect, David Shepherd, this striking home will appeal to a variety of buyers.

Secure entry into the communal areas and stairs rising to the second floor, with alternative lift access if required. Open hallway leading to the front door into the entrance hall, there are two bedrooms, bathroom with shower attachment over the bath. A generous dining/living area and kitchen with wooden worktops, range of base units incorporating integrated washing machine. Undermount sink unit, built-in electric oven and hob, cooker hood over.

Stairs lead to the first floor 'Pod' style living room, which could be used as a bedroom, with French doors leading out onto a sun terrace enjoying stunning views.

From the communal hallway on the ground floor, a door to the rear leads to a private car park with allocated parking space.





Entrance
Secure Entry System. Door into the communal lobby with lift access or stairs to all floors.

Entrance Hall

Dining/Living Area
14'3" x 12'10" max (4.35m x 3.93m max)
'L' Shaped room

Kitchen

10'4" x 4'7" (3.17m x 1.42m)

First Floor Living Room/Bedroom
11'11" x 8'0" (3.65m x 2.45m)
Floor area.

Bedroom 1
10'3" x 9'9" (3.14m x 2.98m)

Bedroom 2
9'0" x 6'7" (2.76m x 2.01m)

Bathroom
5'7" x 4'8" (1.72m x 1.44m)

Outside
Allocated parking space within a private car park to the rear.

Services

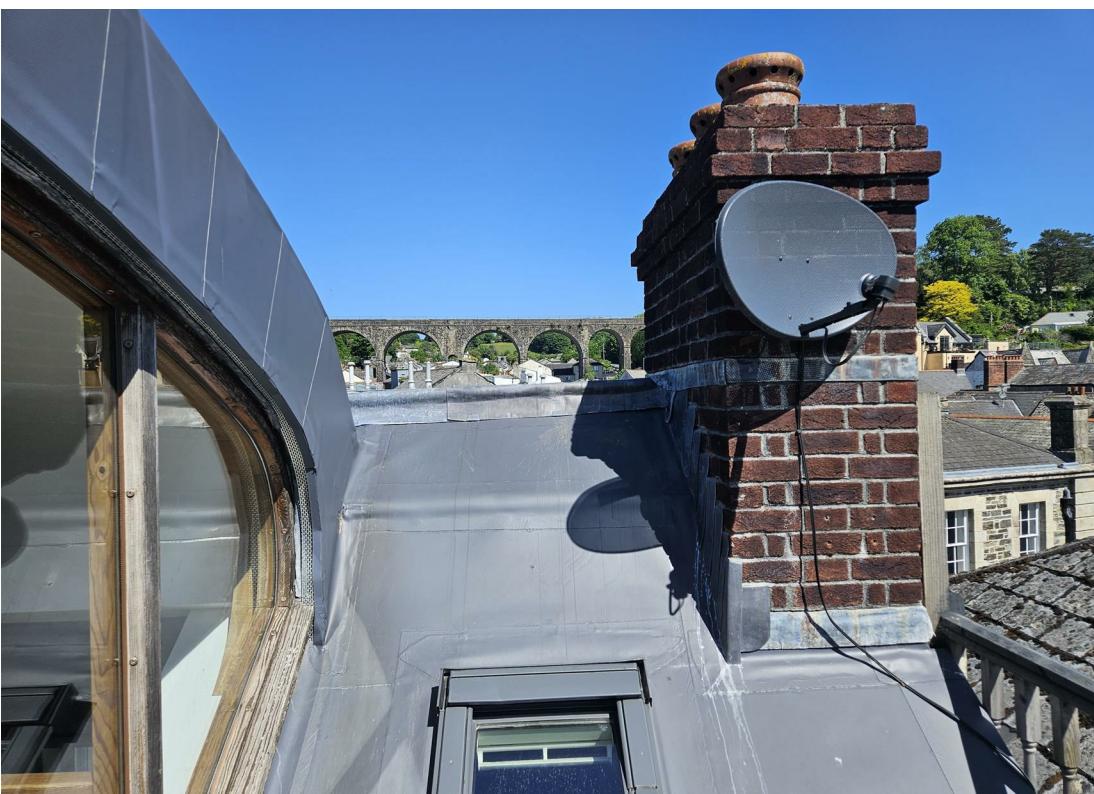
Mains water, electricity, and drainage.

EPC
E54

Tenure
Leasehold - 999 Lease with 978 years remaining, granted in 2004. Flat has a share of the freehold. Service and Maintenance Charge £232.50 per month. Reviewed annually.

Local Authority
West Devon Borough Council - Tax Band B.

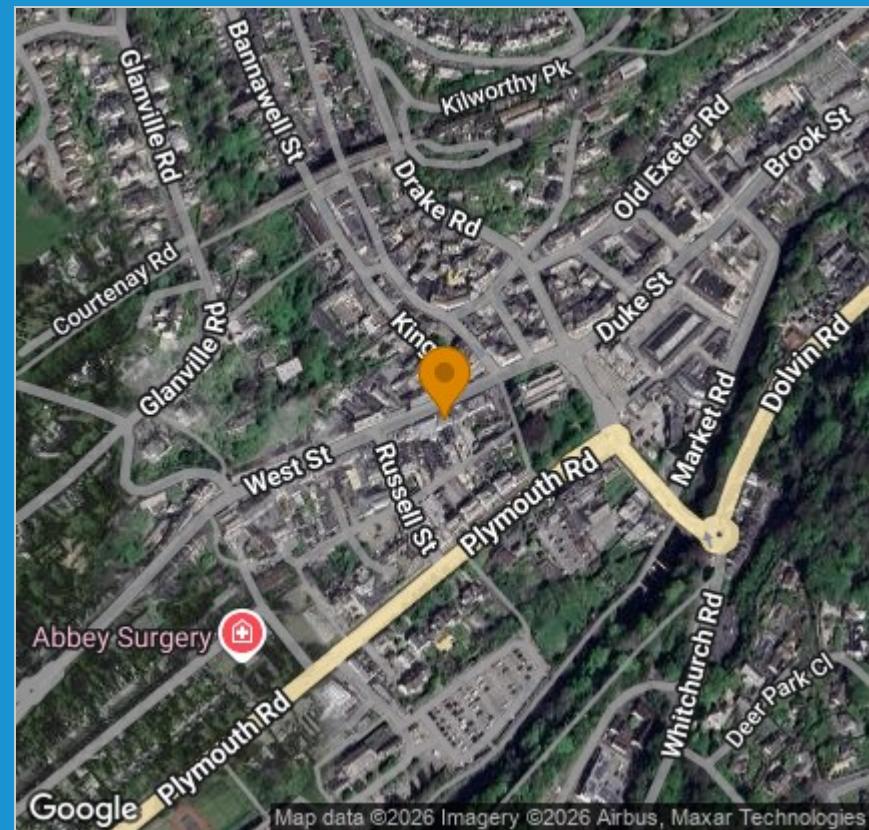
Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both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



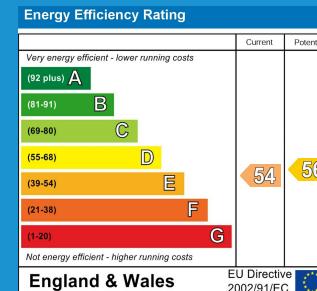
Floor Plan



Area Map



Energy Efficiency Graph



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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