



Town • Country • Coast



Goldfinch Gardens

Whitchurch

Offers Over £150,000



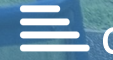
2



2



1



3



## Goldfinch Gardens

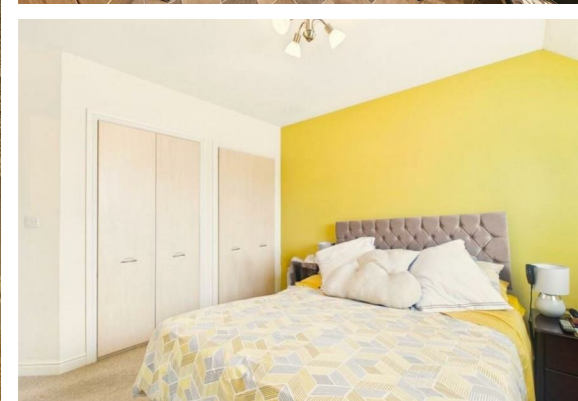
### Whitchurch

Occupying a tucked away location on the edge of this sought after development, is this immaculately presented second floor apartment offering two double bedrooms and two shower rooms, together with communal gardens for the use of this purpose built block only and its own garage and parking.

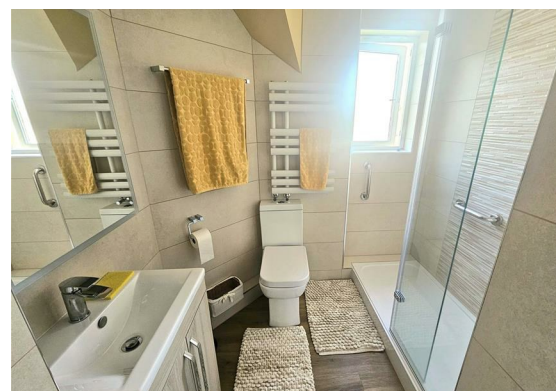
There are two entrances to the block, one at the front and one at the rear if accessing from the garage and communal garden. On the second floor is an area, useful for coats and shoes. Entrance hall with two useful built-in storage and linen cupboards. A generous sized lounge enjoys pleasant views overlooking the communal grounds and town. A modern fitted kitchen/diner boasts a range of wall and base units, with integrated appliances including fridge/freezer and electric oven, with gas hob and canopy extractor over. Wine racks and wall mounted cupboard housing the mains gas fired boiler.

There are two double bedrooms, one with a range of built-in wardrobes and a well appointed ensuite shower room. A further good sized shower room with large walk-in shower.

This apartment benefits its own garage. Communal parking and the use of enclosed communal gardens to this block only. The residents have set up their own private management company to maintain the communal areas, both inside and out, a fee payable of £80 per month by each apartment within this block.







## Communal Entrance

### Entrance Hall

### Sitting Room

13'7" x 12'8" (4.16m x 3.88m)

### Kitchen/Diner

13'6" x 10'5" max (4.14m x 3.18m max)  
Irregular shaped room

### Bedroom 1

13'8" x 9'8" (4.18m x 2.97m)

### En Suite Shower Room

5'10" x 3'11" (1.80m x 1.20m)

### Bedroom 2

9'8" x 8'10" (2.97m x 2.70m)

### Bathroom

7'0" x 5'7" (2.14m x 1.71m)

### Garage

17'10" x 10'1" (5.45m x 3.09m)

### Services

Mains water, electricity, drainage and gas.

### Local Authority

West Devon Borough Council - Tax Band B

### EPC

C80

### Tenure

Leasehold - 999 Years from 2008. Ground Rent: £335pa.  
Estate Management Charge: £215.00 per annum.  
Private Block Management Company £960 pa.

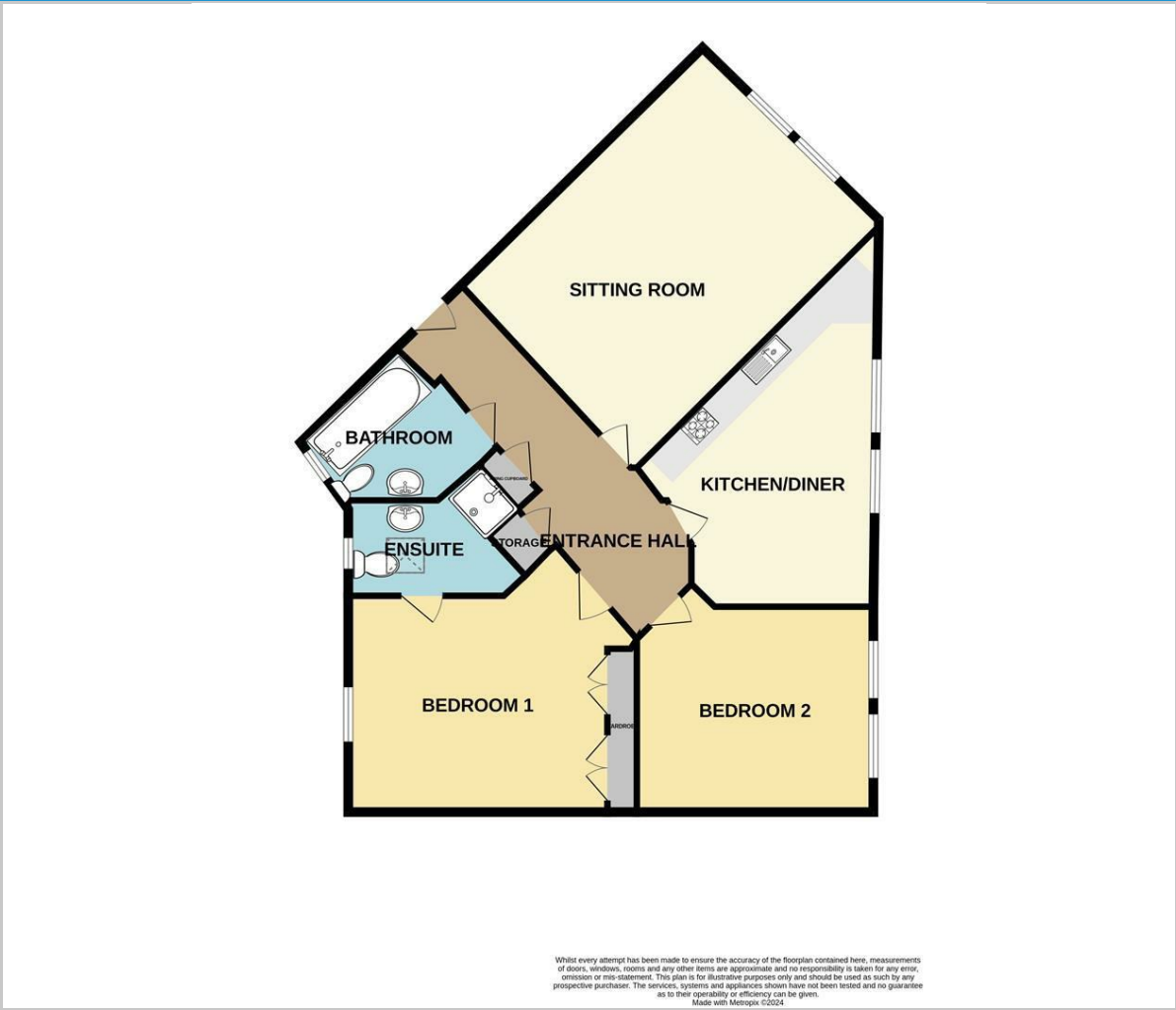
### Situation

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 turn left into Goldfinch Gardens. The block will be on the left at the bottom of the road, with access to the front or rear of the building.

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

