



Town • Country • Coast



Abbey Rise

Tavistock

Guide Price £225,000



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Offered with no onward chain is this spacious and well presented two double bedroom apartment, with lift access, within this secure gated development for the over 55's, enjoying a pleasant aspect to the side and rear with juliet balcony. One of the bedrooms boasts a large walk-in wardrobe. Ample private parking is available and mobility scooter storage.

Other facilities on the site include well tended communal gardens, a residents' lounge hosting many social activities, including occasional film nights. A guest room, available at a low cost, laundry room and waste/refuse disposal room are available also for residents. There is also a House Manager and 24 hour emergency careline system.

Approached via lift access, this light and airy apartment comprises its own entrance hall, with built-in cloaks cupboard, a good sized lounge/diner with door onto a juliet balcony, enjoying a pleasant aspect. The modern kitchen is compact with a range of wall and base units and integrated appliances. There are two cupboards in the hallway. One is an airing cupboard, which houses a water cylinder, shelves and coat hooks and the second storage cupboard, where the smart meter is stored, is a shelved cupboard. There are two double bedrooms, one with a large walk-in wardrobe. There are storage heaters throughout the flat, an electric fire in the lounge and the water cylinder heats the water. There is a well appointed shower room with walk-in shower, WC and basin.





Communal Entrance

Entrance Hall

Lounge/Diner

17'4" x 10'9" (5.30m x 3.30m)

Kitchen

8'7" x 5'4" (2.63m x 1.64m)

Bedroom 1

17'2" max x 9'2" (5.25m max x 2.81m)

Walk-in Wardrobe

3'10" x 3'9" (1.19m x 1.16m)

Bedroom 2

10'10" x 8'5" (3.32m x 2.59m)

Shower Room

6'5" x 5'2" (1.96m x 1.58m)

Services

Mains water, gas, drainage and electricity.

EPC

C73

Local Authority

West Devon Borough Council - Tax Band C

Tenure

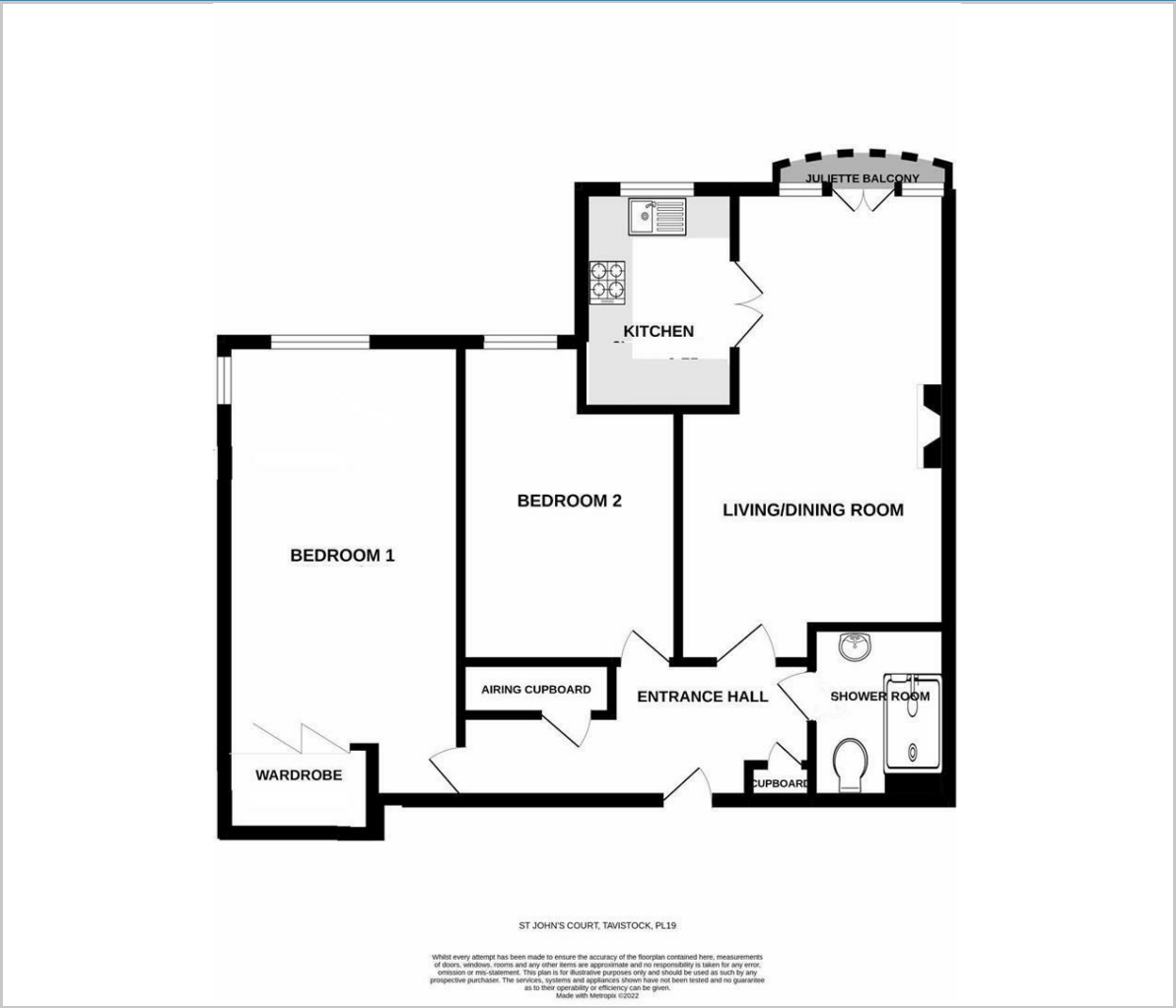
Leasehold. 125 Year Lease granted in 2008 with 108 years remaining. Annual Ground Rent: £495.00. Maintenance Service Charge: £2,134.85 Every 6 months

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.



Floor Plan



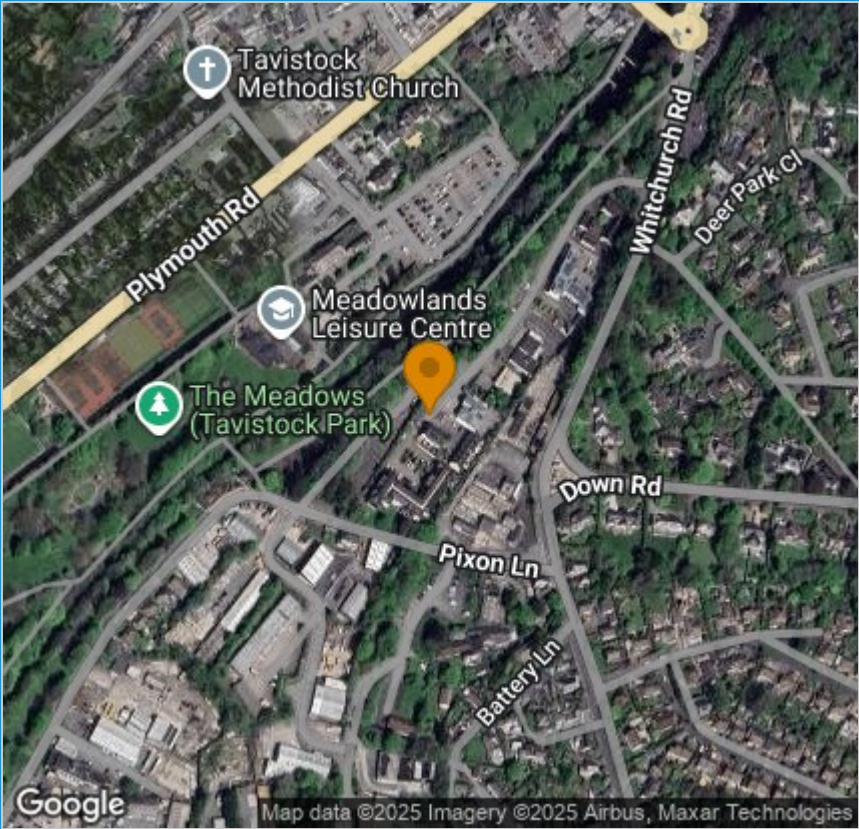
Viewing

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.

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Area Map



Energy Efficiency Graph

