



TAVISTOCK

O.I.R.O £150,000

## Spacious Two Bedroom Ground Floor Flat

 2 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: TBD

MILLER TOWN & COUNTRY  
exp UK



- » Spacious Ground Floor Apartment
- » Fully Refurbished
- » Town Centre Location
- » Gas Central Heating
- » New Fitted Kitchen
- » Double Glazed Windows
- » Large Store Room
- » Home Office

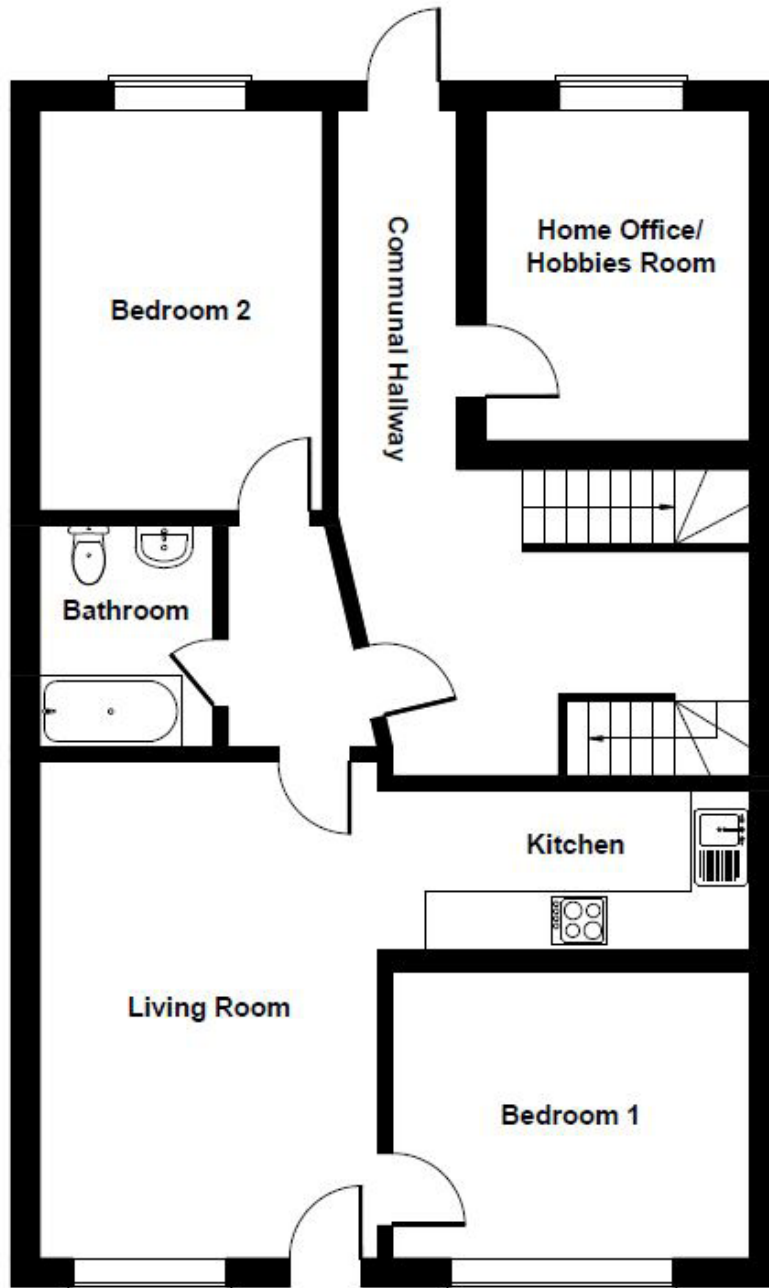
## The Property

Situated within the heart of Tavistock town, this two bedroom ground floor apartment has just been completely re-furbished to a quality high spec with its own private front door, as well as the communal entrance. The apartment offers two good size bedrooms and a bathroom/WC which also has plumbing for a washing machine. The light and airy living room sits open plan to a brand new modern kitchen with built in oven, hob and cooker hood. The ground floor apartment also has the benefit of the extra room situated just across the communal hall, which would be perfect for a home study, music room or occasional bedroom. In the basement there is also an allocated storage room, as well as general storage suitable for bikes etc. Please also note, that there are two further flats above that are currently being renovated to the same spec that will also be coming to market soon.



## Location

Located off Market Square in the heart of the town and literally a stones throw from a wide range of amenities. There is on street parking available nearby and the option for permit parking if required nearby. The pretty and historic town of Tavistock sits on the banks of the River Tavy and the western fringe of Dartmoor National Park offering wonderful country walks and cycle routes. The town offers a variety of retail outlets and four supermarkets along with a plethora of cafes, bars and restaurants. The nearby cities of Plymouth and Exeter are both easily accessible by car and rail links are nearby from Gunnislake about 6 miles, Plymouth & Okehampton both approximately 17 miles away.



Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Ground Floor

Kitchen 12'7" x 5'6"

Living Room 11'8" x 17'3"

Bedroom 1 12'4" x 10'5"

Bedroom 2 8'2" x 13'6"

Bedroom 3

Bathroom 7'7" x 6'0"

Home Office 11'3" x 8'6"

### Outside

The property has no immediate garden space but there are several green parks and spaces nearby as well as river and canal walks only a short walk from the front door.

**Services:** Mains gas, electricity, water & drainage.

**Council Tax Band:** A

**Tenure:** Leasehold

**Agents note:** Each apartment will own one third of the freehold, and all three will be responsible for the running of their own management company. Initially there will be a £50 a month management fee set up on completion of the sale of all three apartments.

**Lease:** 299 years from 1983.

# Accommodation



Miller Town & Country powered by eXp

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## VIEWING:

Strictly through the vendor's sole agents  
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