



I Chapel Heights  
GUIDE PRICE £200,000

Spacious Ground Floor Apartment with Terrace and Parking

 2 Bedrooms

 2 Bathrooms

 1 Reception Room

 EPC Rating: B (81)

MILLER TOWN & COUNTRY  
exp UK





- » Town Centre Location
- » Private Terrace at Front & Rear Patio Area
- » Secure Garage Parking for 1 Car & Store
- » Two Double Bedrooms, Master en-suite
- » Spacious Bathroom
- » Open Plan Living/Dining/Kitchen

## The Property

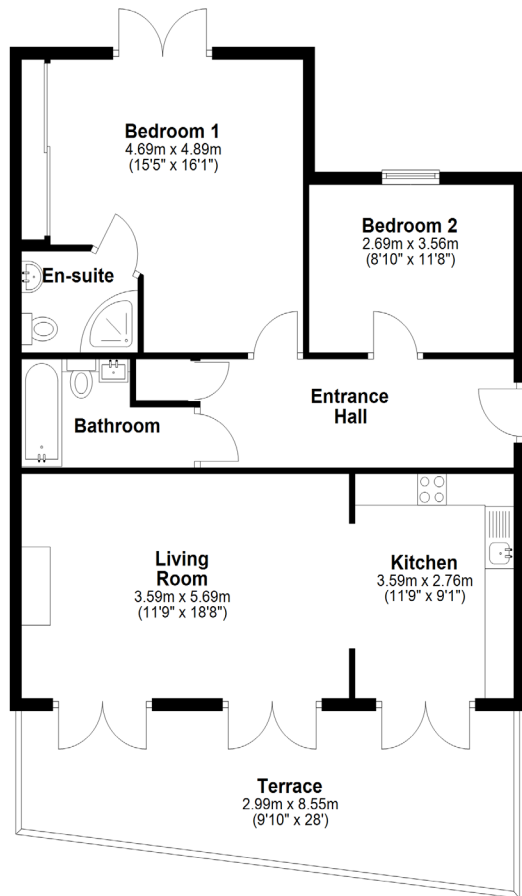
Situated in a secure purpose built block, this modern apartment is positioned on the ground floor with level access. The spacious hallway is the perfect place to hang your coats and boots, and provides access to all the rooms. The living room is light and bright with space for a dining table, and flows easily into the well equipped kitchen, complete with integrated appliances. Three french doors span the two rooms all of which open out onto the front south west facing private terrace. The main bedroom, complete with en-suite shower room, has built in wardrobes across one wall, and a french door onto the rear patio. The second bedroom is serviced by the main bathroom just along the hallway.

## Location

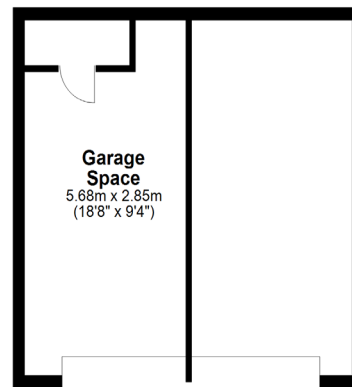
The market town of Tavistock provides good shopping amenities and schools along with riverside park, leisure centre and theatre all based around the beautiful countryside of Dartmoor National Park. Ideally located with easy access to the nearby maritime city of Plymouth which offers an excellent retail and commerce centre as well as road, rail and ferry links.

### Ground Floor

Approx. 112.3 sq. metres (1209.0 sq. feet)



Total area: approx. 112.3 sq. metres (1209.0 sq. feet)



## Ground Floor

Hallway 5'8" X 16'5"

Living Room 11'8" x 18'10"

Kitchen 9'0" x 11'8"

Bathroom 7'3" x 6'4"

Bedroom 1 10'7" x 15'4"

En-suite 5'3" x 7'2"

Bedroom 2 8'8" x 11'8"

Garage 16'9" x 9'0"

## Outside

At the front of the property is a private terrace with plenty of space for plant pots and some comfy chairs to enjoy a nice cuppa in the sun.

The communal path at the rear provides access to the walled rear terrace and raised patio via a private gate. This space would be a perfect spot for storage of bikes or any outdoor equipment, along with some pots. You will also own a share of half a garage with a store at the rear, enough space for one car.

### Services:

Mains gas, electricity, water and drainage.

Broadband and telephone is connected.

### Council Tax Band: C

**Tenure:** Leasehold

**Agent's Note:** Service Charges £2681.60

per annum which includes maintenance of all communal area and building insurance.

Ground rent: £600 (100% increase due 2029 and reviewed each year from 2038 to reflect the increase in RPI. Title register is noted to contain potential restrictions and rights. Buyer is advised to review title and take advice from their solicitor.





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#### VIEWING:

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