



3 Abbey Court
O.I.E.O £135,000

Spacious First Floor Apartment
Tavistock

MILLER TOWN & COUNTRY
exp UK



- » Town Centre Location
- » First Floor with Lift Access
- » Separate Living Room with Plenty of Storage
- » Potential to Re-Convert to a Second Bedroom with En-Suite
- » Kitchen/Diner with Breakfast Bar
- » Main Bedroom with En-Suite
- » Separate WC
- » Private Balcony and Access to two Communal Roof Terraces

The Property

Conveniently situated in the centre of the popular town of Tavistock, a stones throw from all the local amenities, sits this spacious first floor apartment with lift access and a private balcony. The light and airy accommodation has undergone many changes in its current ownership to allow for flexible use including the removal of an en-suite shower room in the original second bedroom to create a separate living room with plenty of storage (plumbing still remains to convert back if required). The kitchen/diner has been re-modelled with the addition of a breakfast bar creating more work surface and a place to sit and eat, whilst still leaving enough space for a larger table and chairs, or a sofa should the second bedroom be re-instated. Along with the boiler, the flooring has been upgraded too.



Outside

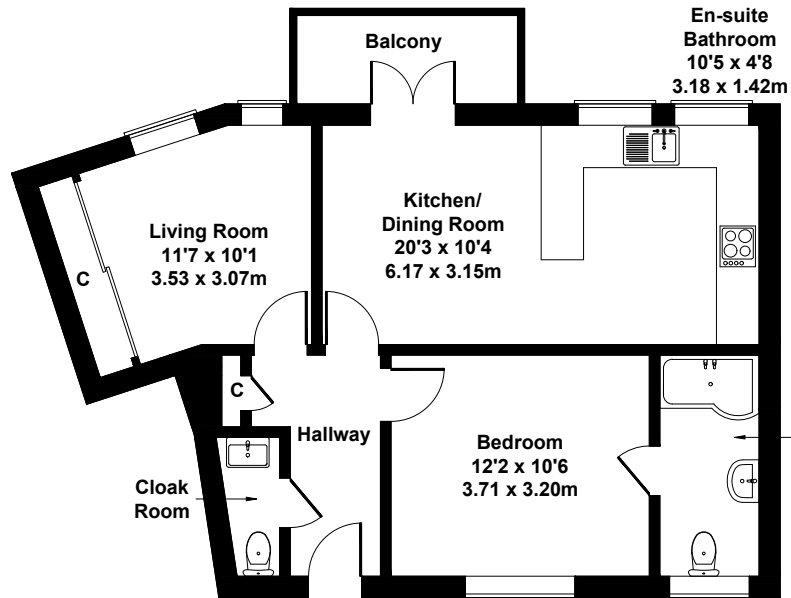
The property itself has a small private balcony from the kitchen/diner and also has access to two large communal roof terraces with far reaching views over the town and the moor.





3 Abbey Court

Approximate Gross Internal Area
610 sq ft - 57 sq m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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Location

Situated in the very centre of town just a few minutes walk from a wide array of retail outlets, the pannier market and a range of cafes bars and restaurants. There is a regular bus service in the town. The town itself is an ancient stannary town with a long history, sitting on the banks of the River Tamar and the Western fringes of Dartmoor National Park. The maritime city of Plymouth is approximately 16 miles away and Exeter is about a 45 minute drive.

Agents Note: Annual Service Charge: 01 Jan 2024 - 31 Dec 2024 is £2830. Annual Buildings Insurance Premium: 22 Jun 2023 - 21 Jun 2024 is £451.05. 999 year lease starting from 01 Jan 2008. All residents hold an equal share of the freehold.

KEY INFORMATION

| | | | |
|--|--|--|-----------------------------------|
| | 1 Bedroom | | EPC Rating: C (69) |
| | 1 Bathroom | | Council Tax Band: C |
| | 2 Reception Rooms | | Tenure: Leasehold/share freehold |
| | No parking | | Broadband: FTTP (Per Ofcom) |
| | Not Listed | | Mobile Signal: Likely (Per Ofcom) |
| | Heating: Electric | | Lift access, lateral living |
| | Utilities: Mains electric, water and drainage | | |
| | Restrictions: Certain rights referred to in title (copy available) | | |
| | Easements, Wayleaves: None known | | |
| | Public Rights of Way: None | | |
| | Flooding: None known | | |
| | Notable Construction Materials: None known | | |
| | Building Safety Concerns: None known | | |
| | Mining Area: No | | |
| | Planning Permission / Proposed Developments: None known | | |

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VIEWING:

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