









welcome to

Buzzard Road, Whitchurch TAVISTOCK

Fox and sons are pleased to present to market this beautifully presented purpose built second floor flat. The property comprises of two double bedrooms, En-suite to master and family bathroom, spacious lounge a great size kitchen space with dining area and allocated parking













Entrance Hall

Radiator. Ceiling light. Carpet.

Lounge

13' 10" x 12' 9" (4.22m x 3.89m) Side double glazed window. Carpet. Radiator. Ceiling light.

Kitchen

10' 5" x 12' 2" (3.17m x 3.71m)

Side double glazed window. Wall and base units. Gas hob and electric oven with extractor fan. Integral appliances. Fridge freezer. Ceiling light. Vinyl flooring.

Bedroom One

12' 2" x 15' 2" ($3.71 \, \text{m} \times 4.62 \, \text{m}$) Side double glazed window. Ceiling light. Radiator. Carpet.

En Suite

Velux window. Shower. Wash hand basin with tiled splashback and wc.

Bedroom Two

10' 7" x 10' 6" ($3.23\,m$ x $3.20\,m$) Side double glazed window. Ceiling light. Radiator. Carpet.

Bathroom

Side double glazed window.Bath tub with shower above. Ceiling light. Radiator. Wash hand basin and wc..





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Buzzard Road, Whitchurch TAVISTOCK

- NO CHAIN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- EN-SUITE SHOWER ROOM
- GAS CENTRAL HEATING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 956.15

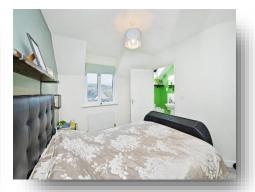
Ground Rent: 167.50

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£162,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105683



Property Ref: SAS105683 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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