

view property

Town • Country • Coast

River Court

Tavistock

Guide Price £145,000

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River Court

Tavistock

NO ONWARD CHAIN. IDEAL RETIREMENT, INVESTMENT OR FIRST TIME BUY!

This one bedroom home within a level walk to Tavistock Town Centre would make a perfect property for those seeking either a first home, retirement or an investment opportunity. In a pretty riverside location with the benefit of an allocated parking space, the property is set in a small development next to the River Tavy which backs on to fields owned by near-by Mount Kelly School.

The property boasts a galley kitchen and well proportioned living room, a double bedroom with built in wardrobe and a bathroom with bath and shower over, WC and basin. Outside the front door is a generous storage cupboard for storing bins, tools and garden furniture.

There is an allocated parking space as well as visitor parking and generous communal gardens which back on to the River Tavy.



















Kitchen
185 x 270 (56.39m x 82.30m)

Living Room
12'3" x 8'3" (3.75 x 2.52)

Bedroom 1
8'11" x 10'4" (2.72 x 3.15)

Bathroom
6'1" x 5'7" (1.86 x 1.71)

Tenure
Leasehold, 999 years from 1984. Maintenance charge £600 per annum. Insurance contribution for buildings £196 per year.

Services
Mains electricity, gas, metered water. Electric heaters.

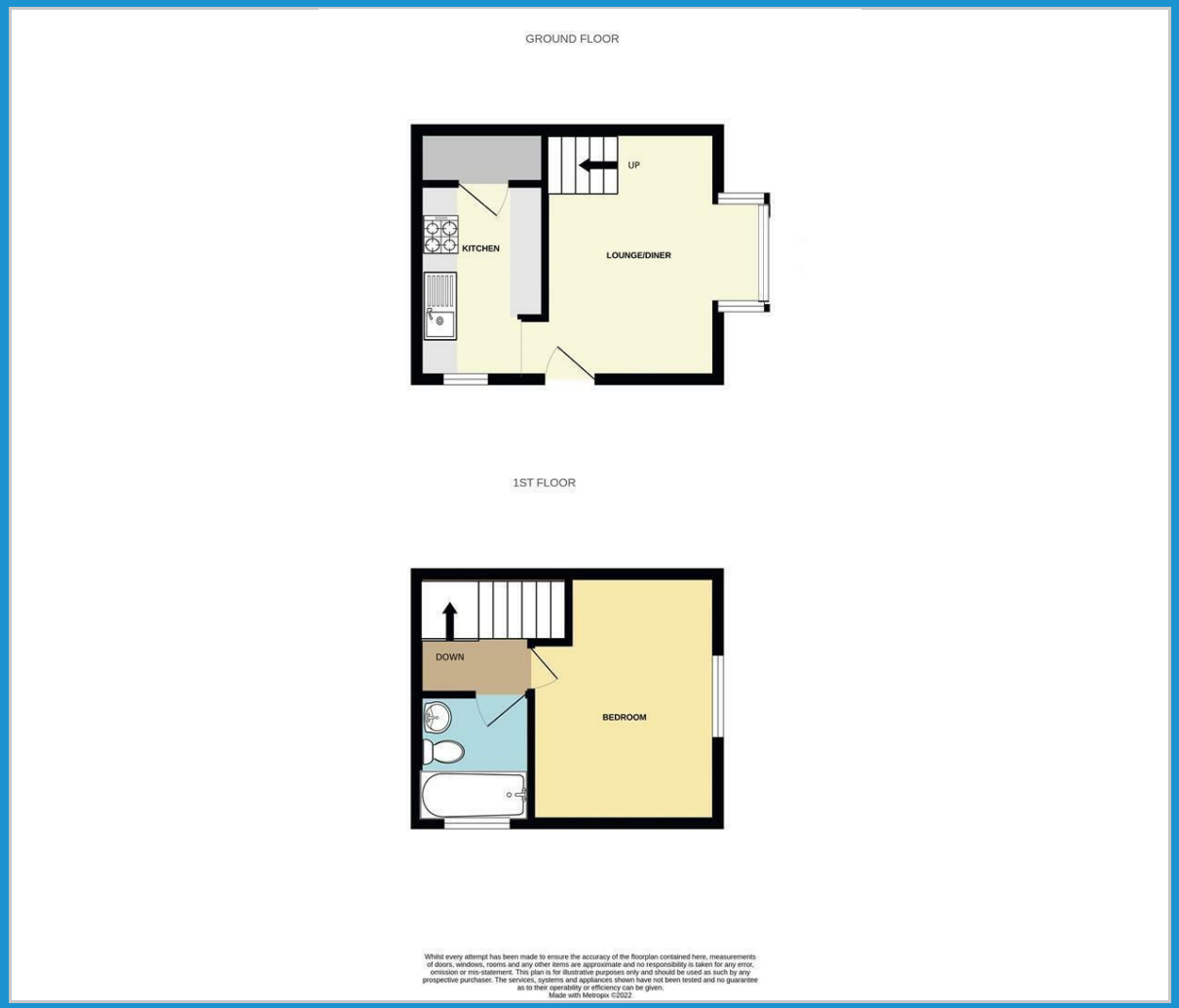
EPC
D/60

Council Tax Band
A

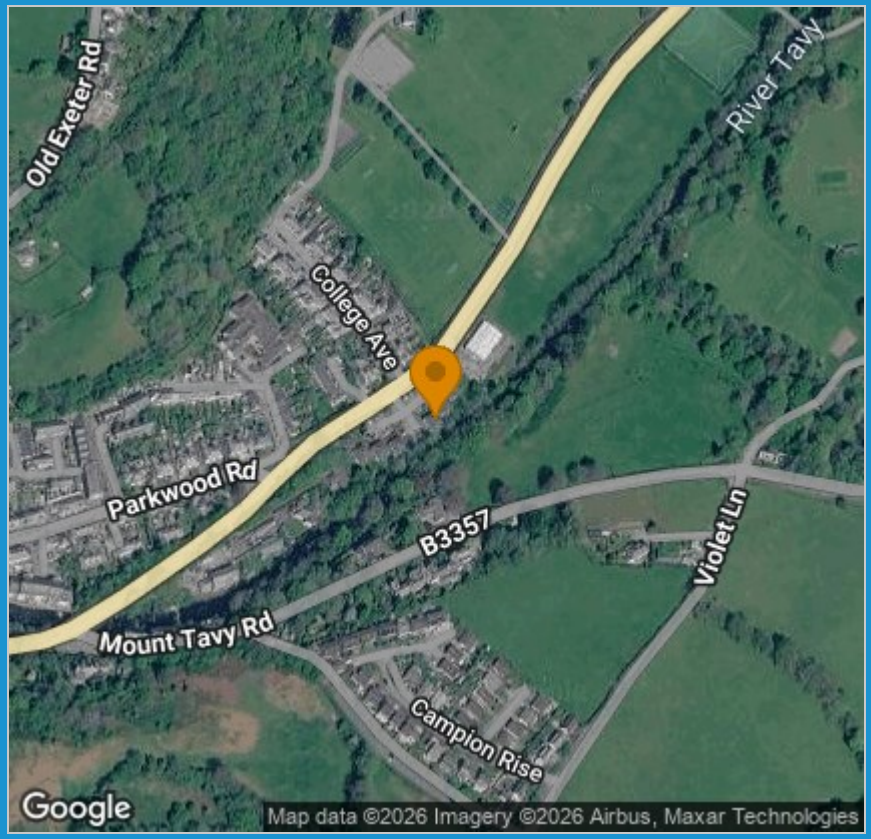
Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both 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.

Directions
From Tavistock Town Centre, proceed down Brook Street passing Co-op on your left. Proceed down Parkwood Road to the junction. Turn left onto the main road and then immediately right into River Court. The property is in the last building on the left hand side.

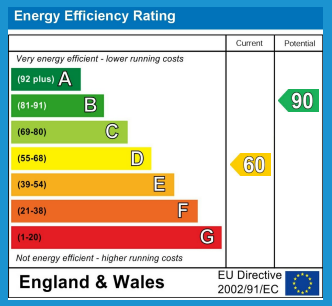
Floor Plan



Area Map



Energy Efficiency Graph



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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