



Russell Court

Bannawell Stree Tavistock

Guide Price £99,950



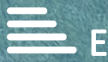
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## Russell Court

Bannawell Stree Tavistock

### NO ONWARD CHAIN!!

This quirky one bedroom ground floor studio is situated within walking distance of Tavistock Town Centre within the grounds of the Grade II Listed converted former workhouse and offers an ideal opportunity for a first time buyer or investment purchase.

The studio has its own private entrance and overlooks one of the pretty communal gardens and has the benefit of multiple windows across the front, letting in plenty of natural light.

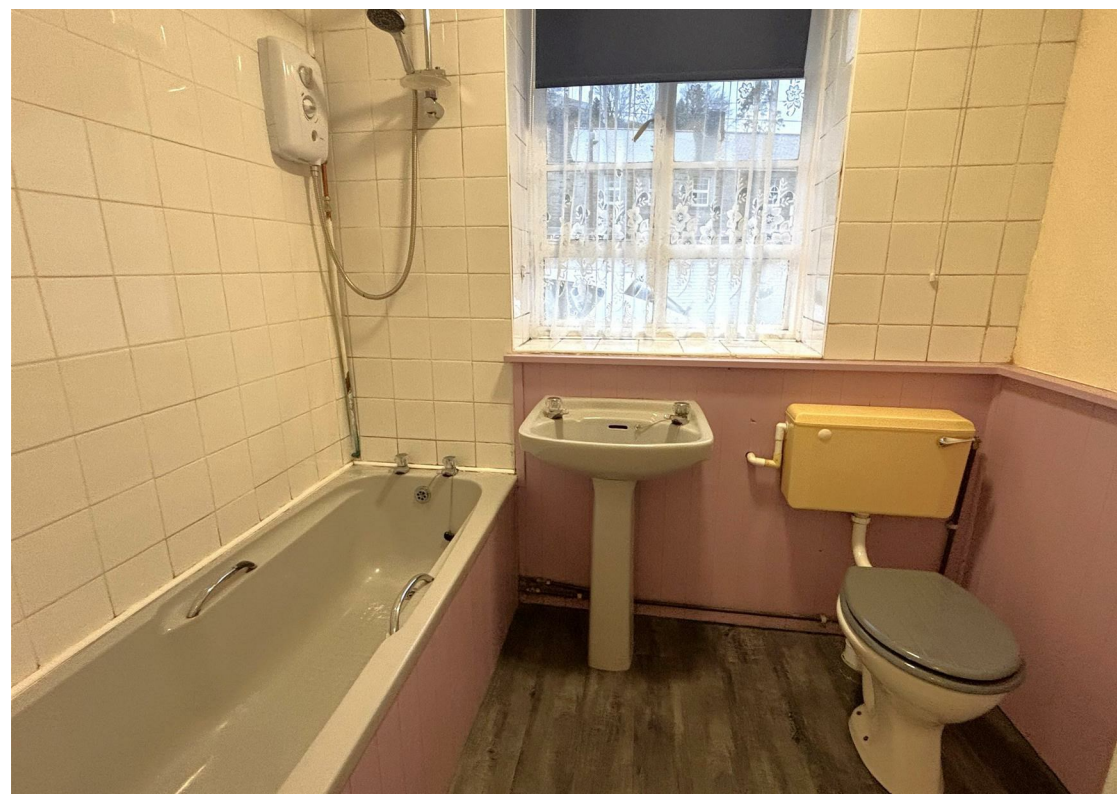
You enter the property into the living area. Immediately to the left of the door is a small room, useful for storing coats and shoes or could be utilised as a small office space.

A step leads down to the kitchen which has a range of wall and base units and a small fold out table on one side.

The bathroom has a bath with electric shower over, low level WC and basin as well as a cupboard in the corner for extra storage.

To the other side of the living area is the bedroom, with a window overlooking the rear.

The property includes access to the large, well tended communal gardens, which are perfect for enjoying in the summer months.





#### Living Area

12'10" (max) x 7'9" (3.92 (max) x 2.37)

#### Kitchen

8'9" x 7'5" (2.69 x 2.28)

#### Bedroom

7'9" x 8'5" (2.37 x 2.59)

#### Storage Room

8'3" x 2'9" (2.54 x 0.86)

#### Tenure

Leasehold. 99 years from 1974. Share of the Freehold (1/25) Service Charge £82 per month.

#### Services

Mains electricity, drainage and metered water. Electric storage heaters.

#### EPC

E/47

#### Council Tax Band

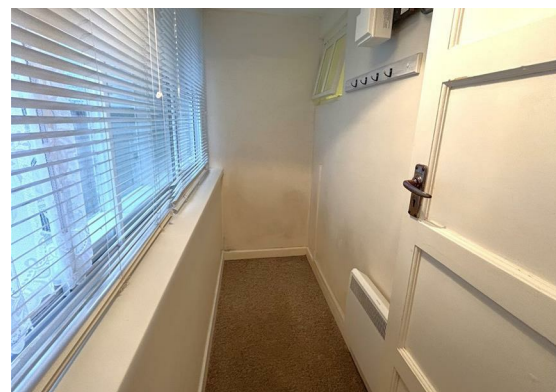
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#### Situation

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, travel up Drake Road passing Kilworthy Park on your right. Follow the road round the bend, where Russell Court can be found on your right. Upon entering Russell Court, walk through the arch and turn to the left where the property will be found in front of you.



## Floor Plan



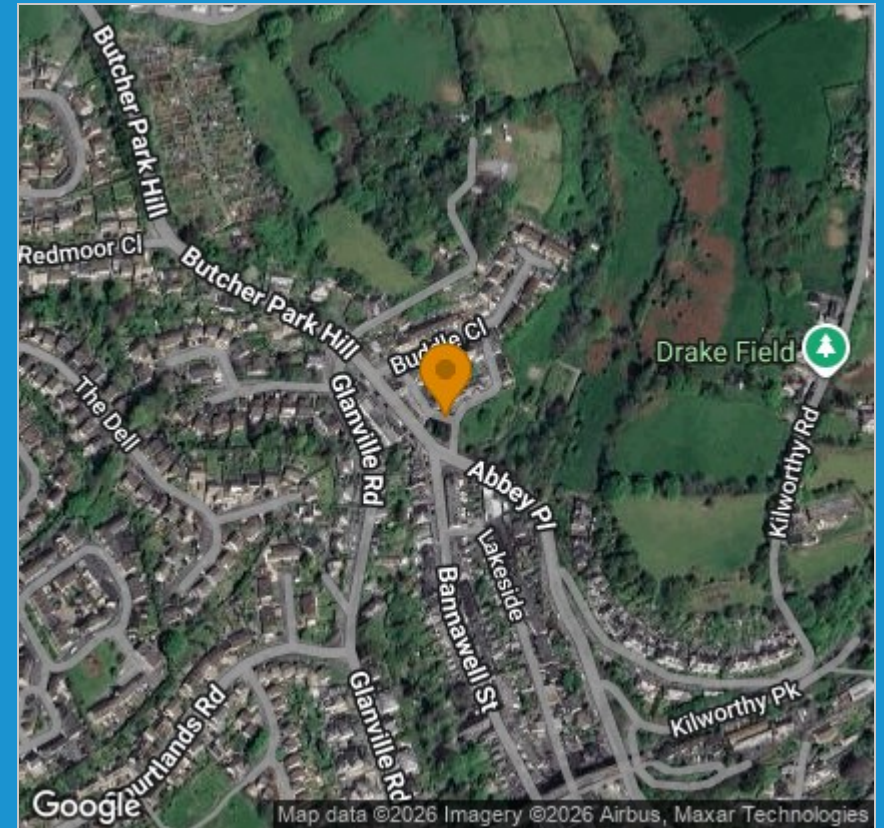
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

