Saxon Road, PL19 8JS

Tavistock

Offers Over

£150,000

Salisburys

Description:

A purpose built, very well presented apartment on the northern fringes of Tavistock with access to a local bus service. This second floor, two bedroom apartment offers well presented accommodation comprising of a spacious Hallway, two Bedrooms (Master with Ensuite shower room), an open plan Kitchen/Living area and a spacious Family Bathroom with bath and overhead shower. The property has an allocated parking space to the rear of the building and the large communal grounds are well maintained and for the use of all residents. The building has a secure entry phone system and lift access to all floors. The Lease has 117 years remaining and there is a service charge of £1457 per annum with a Ground Rent of £250 per annum.

Situation:

This apartment is on the second floor of the popular Manor Oaks Estate which was built in 2010 by Taylor Wimpey on the original site of Tavistock Manor on the northern edge of Tavistock. The building is set within communal gardens with local walks close by and is a 15 minute walk into the centre of Tavistock. The development is serviced by a local bus service.

Accommodation:

The Entrance Hallway to the property is light and spacious with a large storage cupboard for coats, bags and shoes that also houses the underfloor heating controls. The Hallway leads into the open plan Living area with wood effect flooring and offers a bright and airy dual aspect. The well equipped Kitchen area benefits from a range of base and wall units with laminate worktops and has an electric oven and gas hob with overhead extractor and space for a washing machine and upright fridge freezer. The Family Bathroom has a full sized bath with overhead shower, low level w.c and hand basin. The Main Bedroom is a double room with Ensuite shower room and Bedroom Two is a single room.

Hallway: Spacious entrance hallway with secure entry phone telephone system and large storage cupboard with underfloor heating controls.

Living Room/Kitchen: (3.34M X 6.52M/10'11" X 21'5") The open plan Living area is laid with wood effect flooring that extends into the Kitchen and offers a bright and airy dual aspect**.**

Kitchen: The well equipped Kitchen area benefits from a range of base and wall units with laminate worktops and has an electric oven and gas hob with overhead extractor and space for a washing machine and upright fridge freezer.

Family Bathroom: (2.01m x 1.83m/6'7" x 6'0") The spacious Family Bathroom has a full sized bath with overhead shower, low level w.c and hand basin.

Master Bedroom: (2.56m x 3.40m/8'5" x 11'2") The Master Bedroom is a double room with Ensuite Shower Room

Ensuite: (2.43m x 1.55m/8'0" x 5'1") The Master Ensuite provides a rectangular shower enclosure with electric shower, pedestal hand basin and low level w.c. The Ensuite is laid with wood effect flooring.

Bedroom Two: (1.64m x 3.48m/5'5" x 11'5") Bedroom Two is a single Bedroom.

External: The apartment has the benefit of an allocated parking space to the rear of the building.

EPC: 81 B

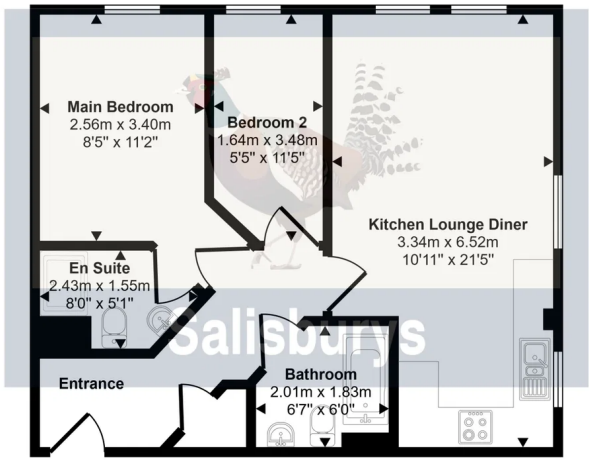
Council Tax: Wdbc "B"

Services: All mains services

Lease: 117 years remaining. Annual Service charge: £1457 pa plus £250 pa Ground Rent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
51 sq m / 552 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.