

1 Barsand House

1 Barsand House, Pym Street, Tavistock, Tavistock, Devon, PL19 0AW







Town Centre 150 yards • Whitchurch Down 1.1 miles • Plymouth 15 miles • What3words///paints.rings.singer • For detailed directions please contact the office.

A beautifully finished, spacious and well-maintained apartment, within a handsome, Grade II Listed Georgian building in the heart of Tavistock.

- Charming Second Floor Duplex Apartment
- Beautifully Presented, High-specification Finish
- Bright, Spacious Accommodation
- Two Double Bedrooms, Two Shower Rooms
- Classic Georgian Period Features
- Hugely Convenient Town Centre Location
- No Onward Chain
- Leasehold 107-Years (88-Years Remaining)
- Service Charge and Ground Rent: £980/annum
- Council Tax Band: A

Guide Price £234,950

SITUATION

This apartment is situated in the very heart of Tavistock, within a short walk of all of the town's many amenities, facilities and transport links. The town is renowned for its excellent range of local and independent shops alongside larger national outlets. Rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake, today Tavistock offers a superb range of shopping, recreational and educational facilities focussed around the town's Bedford Square and popular Pannier Market, in which regular farmer's markets are held. Tavistock straddles the river Tavy and borders with the Dartmoor National Park along its eastern edge, making it an extremely popular destination for lovers of the outdoors with walking, riding, cycling and exploring all on the doorstep. Plymouth, is 15 miles to the south, offers extensive amenities with the added attraction of its coastal access which particularly appeals to sailing enthusiasts. The cathedral city of Exeter, 40 miles to the northeast, connects to London and the rest of the UK via its railway and M5 motorway links.

DESCRIPTION

This spacious and beautifully well-presented duplex apartment occupies the second and third floors of one of the town's most prominent Grade II Listed, Georgian buildings and is offered to the market with no onward chain. It has been tastefully decorated and furnished, in keeping with the property's classic style, maintaining traditional features including sash windows and high skirting, alongside modern comforts and conveniences including high-specification kitchen and shower room fixtures. The property provides a sense of warmth and elegance from the moment you enter, with plenty of natural light throughout. Located on the second floor and accessible via an entry phone, this apartment benefits from a good degree of privacy whilst enjoying all of the benefits and convenience that town centre living affords.

ACCOMMODATION

You enter the property into an elegant communal hallway with decorative coving and a turning staircase to the second floor, where the entrance to the apartment can be found off the upper hallway. As you enter the apartment into a spacious hall, there is a sitting room to the right. This room has been beautifully finished and includes full-height sash windows that fill the room with natural light. Wooden framed double doors open through into the dining room that has been wonderfully presented in the same fashion. Across the hall are a good size double bedroom with stylish, modern shower room adjacent, comprising a large walk-in shower enclosure with a rain style showerhead over and separate attachment, a sleek vanity unit with inset sink and WC, plus a large backlit mirror, freestanding linen cupboard, and finished with contemporary floor-to-ceiling tiles. At the head of the hallway is a very impressive, perfectly proportioned kitchen with an excellent range of cupboards and cabinets and flecked, quartz worktops over incorporating a 1.5-bowl stainless steel sink and drainer. The smartly designed kitchen is fully equipped with Bosch appliances including a smart oven and combi microwave, multizone induction hob and dishwasher, plus a separate larder cupboard, carousel corner cupboards, integrated fridge-freezer and built-in wine cooler. It has been stylishly finished with under cabinet lighting, frosted glass splashbacks and has the benefit of a remote-controlled Velux roof window generating a huge amount of natural light. Upstairs is an excellent size double bedroom with a pitched ceiling and two Velux roof windows, additional benefiting from its own shower en-suite comprising a shower enclosure, washbasin and WC, smartly finished with tiled walls and floor.

SERVICES

Mains water, electricity and drainage are connected to the apartment. There are modern, programmable electric heaters throughout. Please note that the agents have neither inspected nor tested these services.

TENURE

This apartment is offered for sale with the remainder of a 107-year lease from 2008 (88 years remaining). Service charge and ground rent £980/annum.

DIRECTIONS

From Tavistock's Bedford Square, proceed on foot along West Street and take the second right-hand turning into Market Street. Continue for a short distance and Barsand House will be seen directly ahead of you. Viewers may wish to park in the neighbouring Bank Square car park, which can be accessed using the one-way system by first proceeding into King Street and then following the road around to the right and back into the top of Market Street.

AGENT'S NOTE

The following content is intended to be included with the sale: All light fittings; curtains in the Living, dining and bedroom; all blinds; two wardrobes in the 1st floor bedroom; washer and dryer; bedroom heaters.





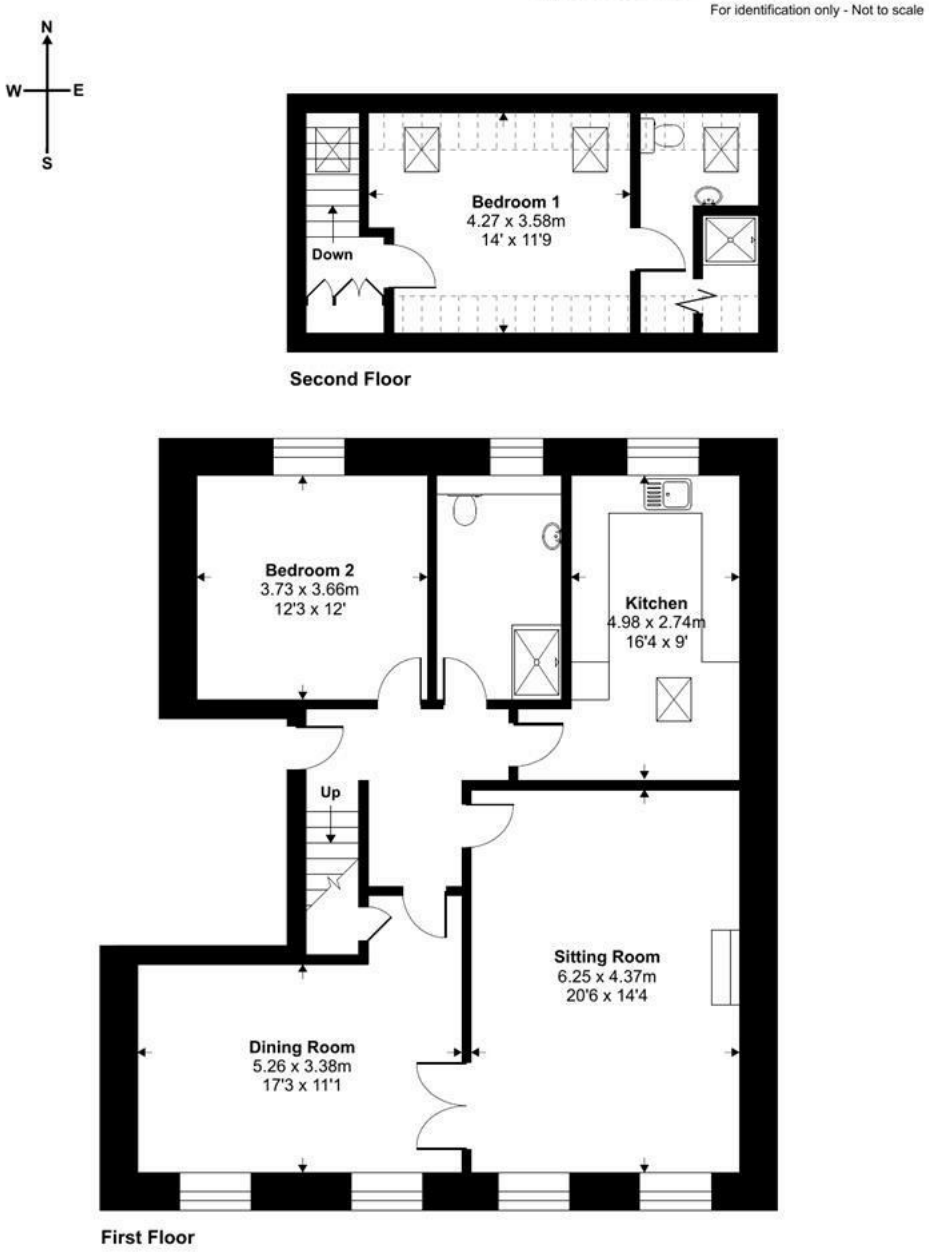






Approximate Area = 1320 sq ft / 122.6 sq m

For identification only - Not to scale

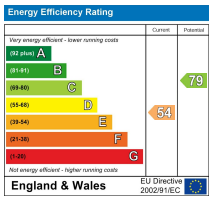


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 1015490

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STAGS



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