

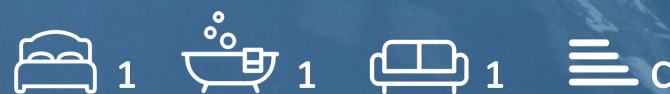


Town • Country • Coast



Barley Market Street  
Tavistock

Offers In Excess Of £150,000





## Barley Market Street

### Tavistock

Available with NO ONWARD CHAIN. Located in this sought after purpose built block of apartments within walking distance of Tavistock's town centre, is this well presented and well appointed one bedroom flat, with open plan living/kitchen/dining area and a balcony, being mains gas fired centrally heated. Convenient lift access and the benefit of a shared garage for parking.

With secure door entry, communal entrance hall and lift access. Once you reach the first floor a door leads to the rear and then to the entrance door to the apartment.

The apartment itself comprises; entrance hall with large cloaks cupboard housing wall mounted gas fired boiler, with doors leading to all rooms. The open plan living boasts a modern well fitted kitchen area, with range of wall and base units, integrated appliances including fridge/freezer, washer dryer and dishwasher, built in electric oven with hob and extractor. A spacious dining and lounge area with French doors onto a small balcony with glass balustrade.

There is a double bedroom with double mirrored fitted wardrobes. The bathroom has a bath with Aqualisa shower over, curtain and shower screen. Vanity wash basin with illuminated medicine cabinet, shaver points and low level WC with concealed flush. Tiling to water sensitive areas.

Within a few steps of the property is a useful bin store also housing the meters, then a further few steps is a shared garage with electric door.

The vendors have indicated that the furniture may be available by separate negotiation if required.







## Communal Entrance

## Entrance Hall

## Open Plan Living

17'11" x 21'0" max (5.48m x 6.41m max)  
Lounge, Dining and Kitchen Area.

## Bedroom

10'7" x 9'6" (3.25m x 2.90m)

## Bathroom

7'3" x 5'8" (2.23m x 1.74m)

## Outside

Communal Gardens

## Shared Garage

With store cupboard

## Services

Mains water, electricity, drainage and gas.

## Tenure

Leasehold - The lease was granted in 2009 for 125 years (109 remaining). Annual Ground Rent - £300 for the flat and £100 for the Garage. Annual Service/Maintenance Charge is £2681.66.

## EPC

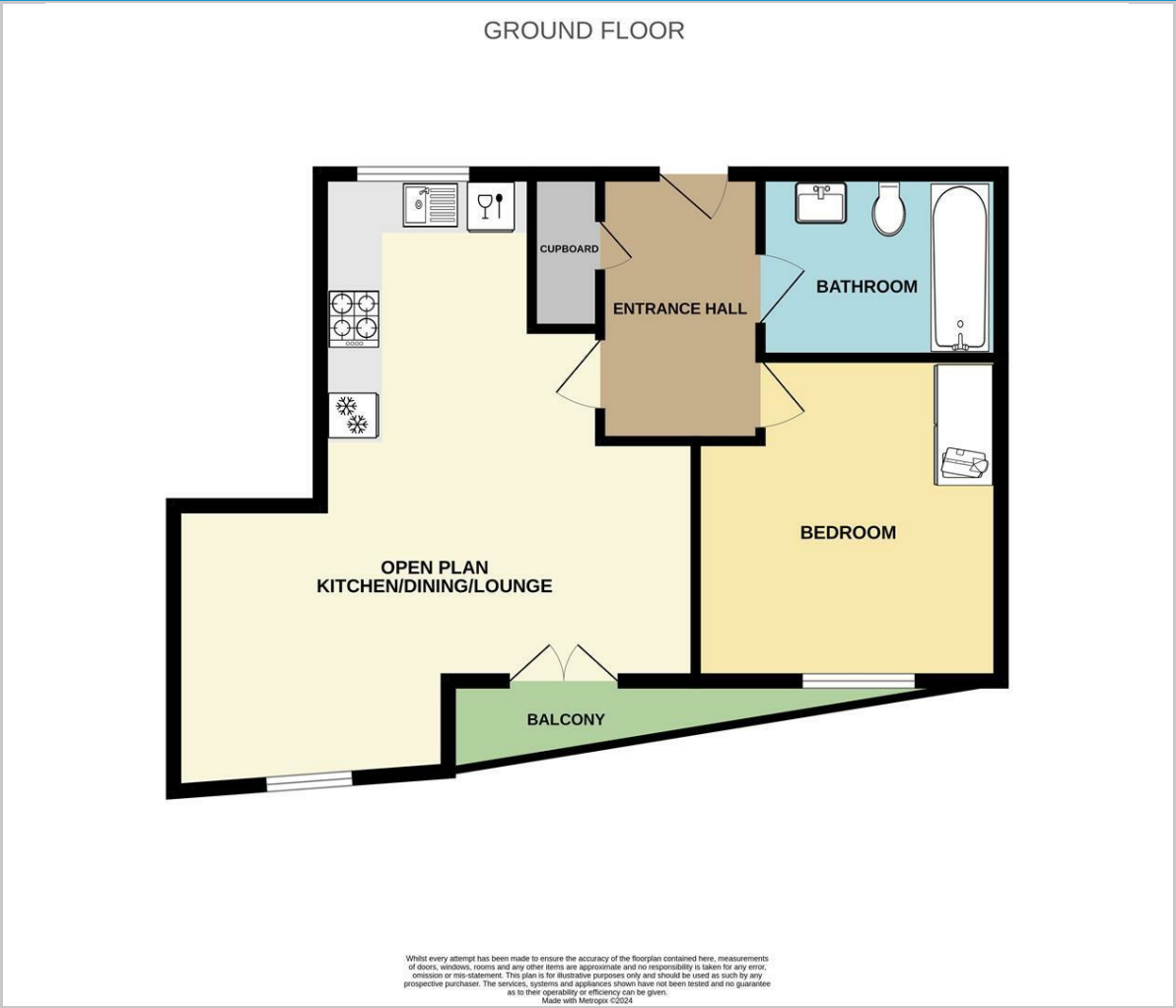
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## Situation

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.



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 firms 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

