view property

Town • Country • Coast

Abbey Rise

Tavistock

Guide Price £115,000

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Abbey Rise

Tavistock

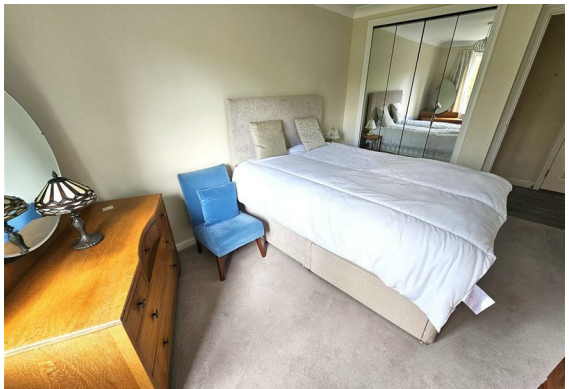
Offered with NO ONWARD CHAIN, is this spacious and well presented second floor apartment, being generous in size, light and airy. With lift access, community lounge and laundry room, this secure gated development for the over 55's, enjoys a pleasant aspect to the rear. The double bedroom boasts a large built-in wardrobe. Ample private parking is available and mobility scooter storage.

Other facilities on the site include a residents' lounge hosting many social activities, including occasional film night. A guest room, available at a low cost, laundry room and waste/refuse disposal room are available also for residents. There is also a House Manager and 24 hour emergency careline system.

Approached via lift access, the apartment comprises its own entrance hall, with large built-in airing cupboard housing the hot water cylinder, a generous lounge/diner, enjoying a pleasant aspect to the rear. French doors into a modern kitchen, compact with range of wall and base units, space for fridge, built-in oven and ceramic hob with extractor over, views to rear. There is a double bedroom with built-in wardrobes and a large shower room with walk-in shower, WC and basin.

Outside there are well maintained communal gardens

The vendor would be happy to include the contents of furniture if required.



Entrance Hall

Lounge/Diner
17'6" x 10'11" (5.34 x 3.33)

Kitchen
7'3" x 7'1" (2.23 x 2.16)

Bedroom
13'5" x 9'0" (4.10 x 2.75)

Shower Room
6'11" x 5'6" (2.13 x 1.69)

Services
Mains electricity, water and drainage. Night storage heating.

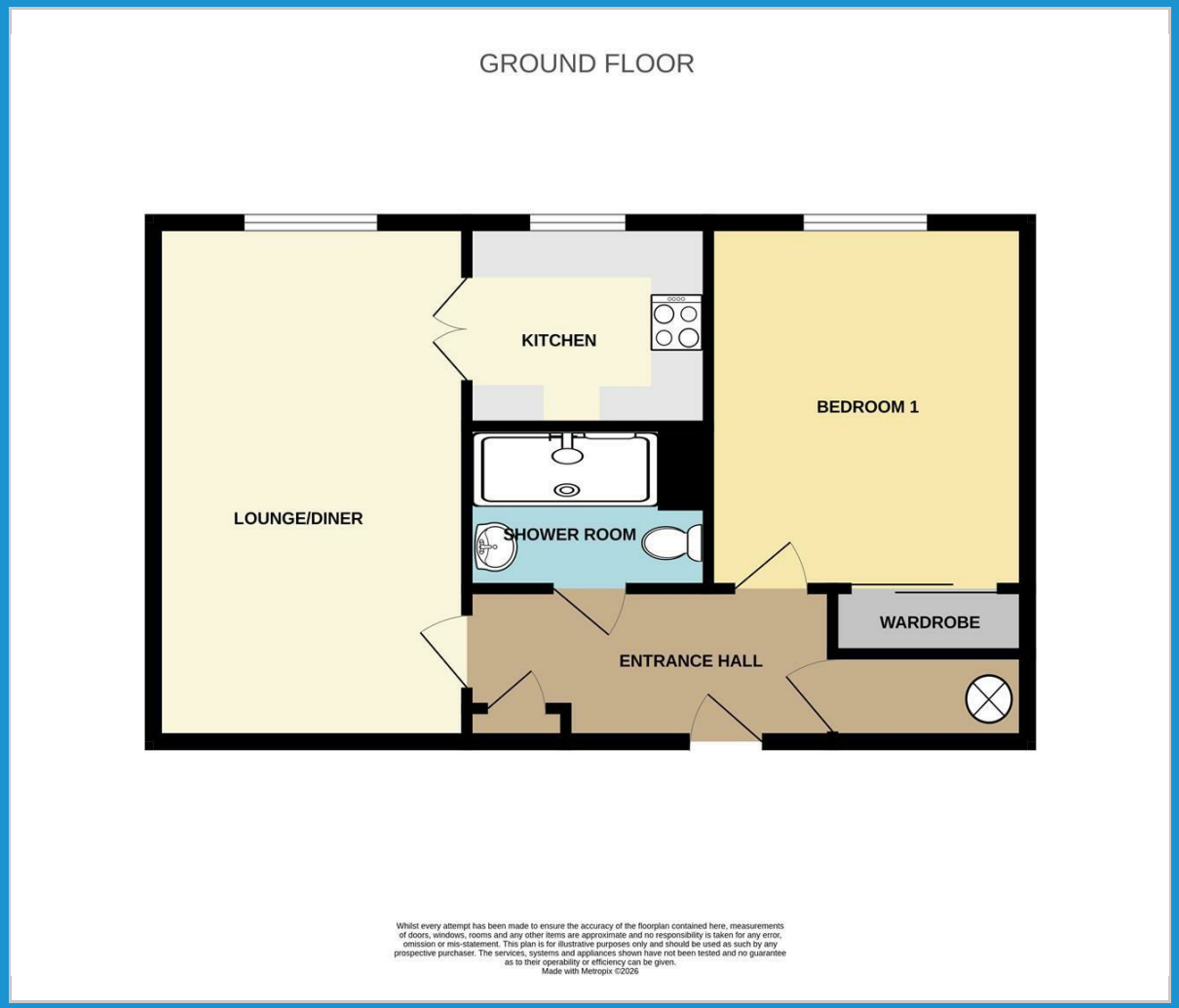
Local Authority
West Devon Borough Council - Band B

EPC
B83

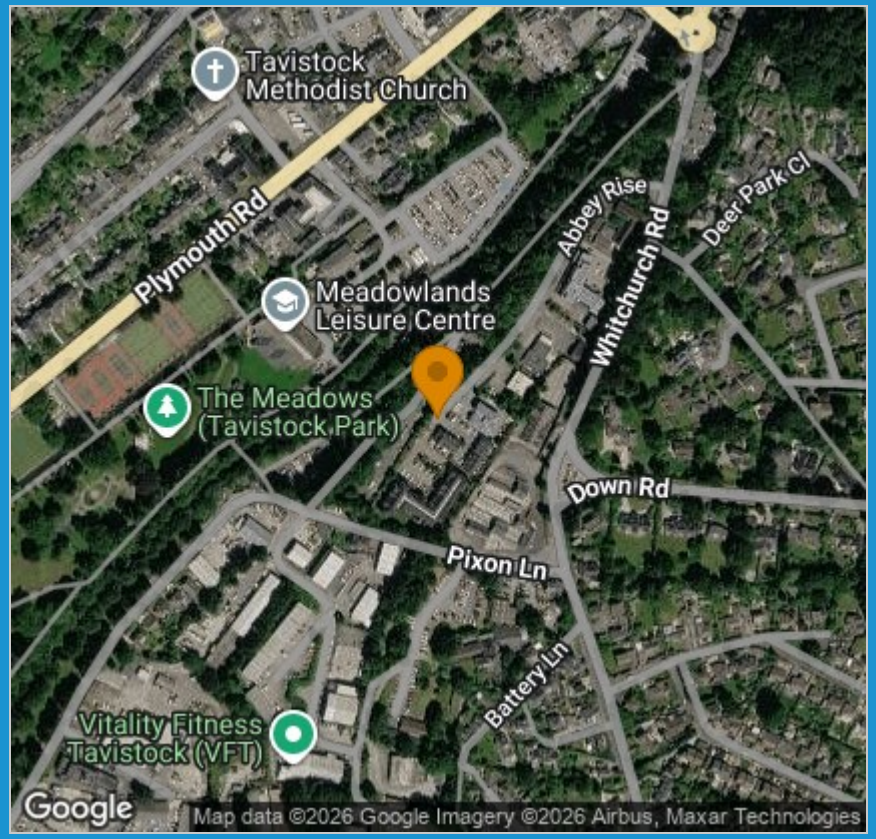
Tenure
Leasehold - 125 Year Lease granted in 2008 - 108 years remaining. Ground Rent £425.00 per annum. Service Charge £2846.46 per annum.

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 located 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.

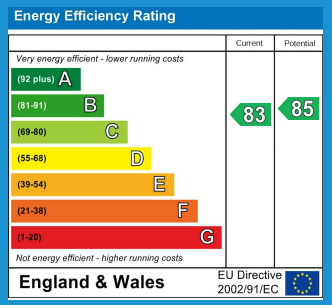
Floor Plan



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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3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk