44 St Johns Court

44, St Johns Court, Abbey Rise, Tavistock, Devon PL19 9FD

Town Centre 0.3 miles • Whitchurch Down 0.8 miles • Plymouth 14.5 miles • What3words///dust.entry.decreased

A well-maintained 1-bedroom second floor apartment with generously sized rooms which has been recently decorated including new carpets throughout, situated in a sought after secure retirement development close to Tavistock town centre.

- 1-bedroom Second Floor Apartment
- Over 55's Retirement Living
- Well Proportioned Accommodation
- Newly Carpeted and Decorated Throughout
- Communal Gardens, Residents' Parking
- Within a Short Walk of Town Centre
- No Onward Chain
- Annual Service Charge: £2818.75 & Ground Rent: £425
- Leasehold 125 Years (108 Years Remaining)
- Council Tax Band: B

Guide Price £135,000

SITUATION

This well presented one bedroomed apartment is situated on the second floor of this well-regarded, gated retirement development and is conveniently located close to the heart of Tavistock and positioned within a few hundred yards of Tavyside Health Centre and Pharmacy. Tavistock is a thriving market town rich in history and offers a superb range of shopping, recreational and educational facilities. The famous port city of Plymouth is 15 miles to the south, and the cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

DESCRIPTION

A charming one bedroomed apartment, situated on the second floor of a well maintained complex originally constructed in 2008, St John's Court is exclusively available to those aged over 55 and is located within easy reach of Tavistock's town centre. Apart from its advantageous location, the development's other attractions include a Residents' Lounge, Guest Suite, Laundry Room, Mobility Scooter Charging Station, House Manager, lift access to all floors, 24-hour emergency call system, video entry phone system, security entrance gates and intruder alarm. In addition there are some extremely pretty communal gardens, and has the added advantage of being west facing enjoying the afternoon sun, further benefits also include double glazing, a modern fitted kitchen and bathroom suite and has been recently decorated including new carpets throughout.

ACCOMMODATION

Welcome to this one bedroomed apartment, featuring a thoughtful layout and household amenities. As you enter, you are greeted by an open hallway with a convenient storage cupboard housing the boiler and room for household items. The accommodation can then be summarised as follows; a bright and spacious sitting room providing ample space for relaxation and entertainment featuring an electric fireplace and views over the rear communal gardens; the adjacent kitchen is well-equipped with an under-counter integrated fridge and freezer, a chest-height oven, and an electric hob with an overhead extractor fan; a modern and easily accessible bathroom offers comfortable and practical assistance in the way of handrails and handles, and finally there is a large double bedroom featuring built-in wardrobes with elegant mirrored sliding doors, offering both ample storage and a touch of sophistication.

OUTSIDE

St John's Court is accessed though a gated entrance and features a spacious carpark with unallocated parking, operating on a first-come, first-served basis. The main entrance to the building is secure and can only be accessed by residents using their key fob, ensuring safety and privacy. Around St John's Court are some very pretty and well-tended communal gardens and grounds which are laid to lawn, with well-stocked borders and paved pathways providing access. On the southwest corner of the site is a seating area and a residents' exit to the adjoining Meadows car park, from where direct access can be gained to the Meadows Public Park and the River Tavy which runs through it. On the northeast elevation is a covered shelter for mobility scooters, with battery charging facilities.

SERVICES

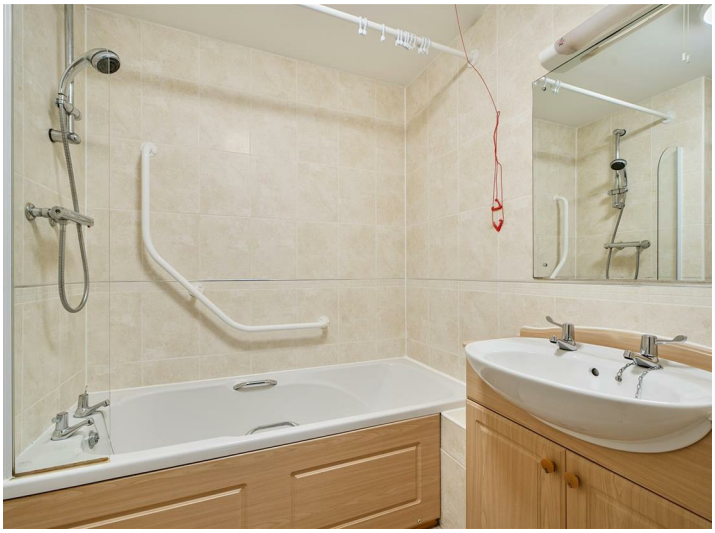
Mains water, electricity and drainage are all connected to the property, with electrical storage heaters. Superfast broadband is available and mobile voice/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

TENURE

The property is leasehold and is held on a 125-year Lease which commenced in 2008 (108 years remaining). The service charge is £2818.75 per annum, payable in six-month instalments. There is an additional ground rent of £425.00 per annum.

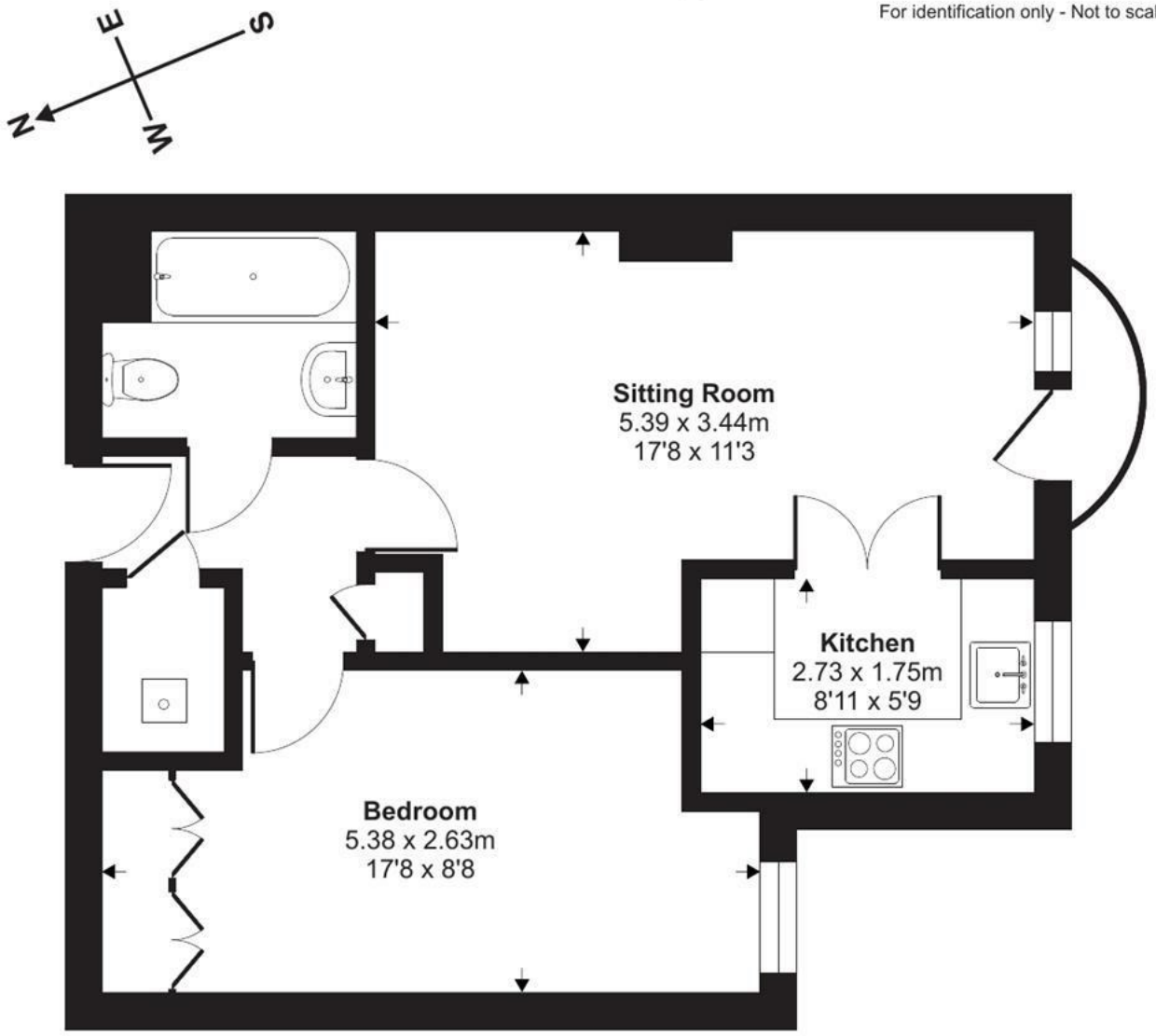
AGENT'S NOTES

This development can only be occupied by those of 55 years of age and older.



Approximate Area = 471 sq ft / 43.7 sq m

For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1386341

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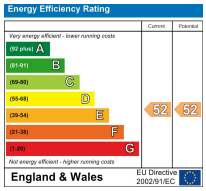
STAGS



Bedford Square, Tavistock, Devon, PL19 0AH
01822 612458
tavistock@stags.co.uk
stags.co.uk