



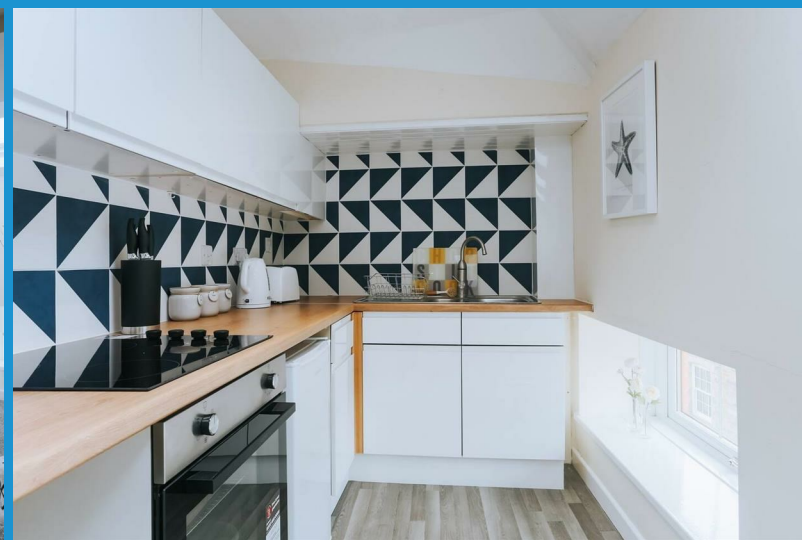
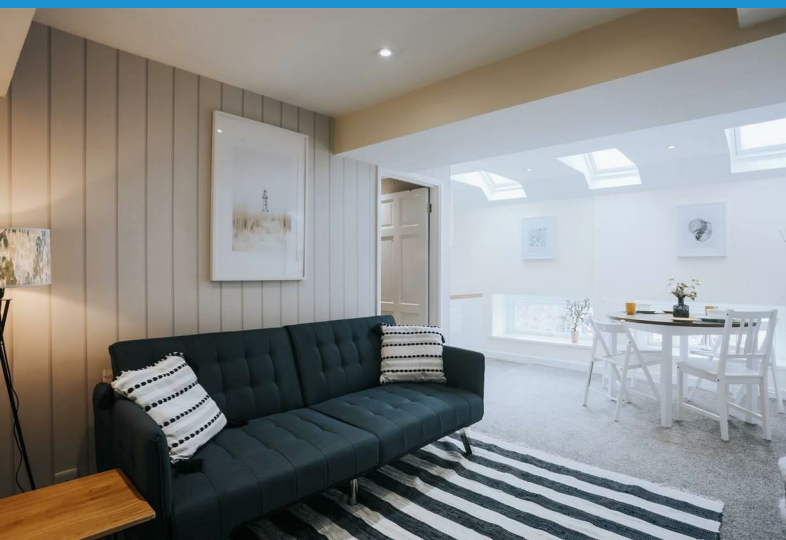
The Old Bakery, Kilworthy Hill, Tavistock, Price Guide £115,000



Town • Country • Coast

NO ONWARD CHAIN! This recently renovated, one bedroom flat is ideally located on the fringe of the town centre and would be a great opportunity to make a first step onto the property ladder.

A communal hall takes you to the front door which opens up into a small entrance hall with the shower room to your left. The hall opens up into an open plan living/kitchen area. This is a light and airy space with Velux windows letting natural light flood in. There is a newly fitted kitchen, with electric oven and hob. The bedroom is a good sized double with a window overlooking a central courtyard.



2, The Old Bakery Kilworthy Hill, Tavistock,

Inner Hall	5'04 x 3'01
Living/Dining Area	17'01 x 9'0
Kitchen Area	8'11 x 5'10
Bedroom	10'09 x 9'04
Bathroom	6'04 x 5'0

Tenure
Leasehold. 199 years from 2007. Ground rent £50 per year.

Services
Mains water, electricity, gas and drainage.

Council Tax Band
N/A

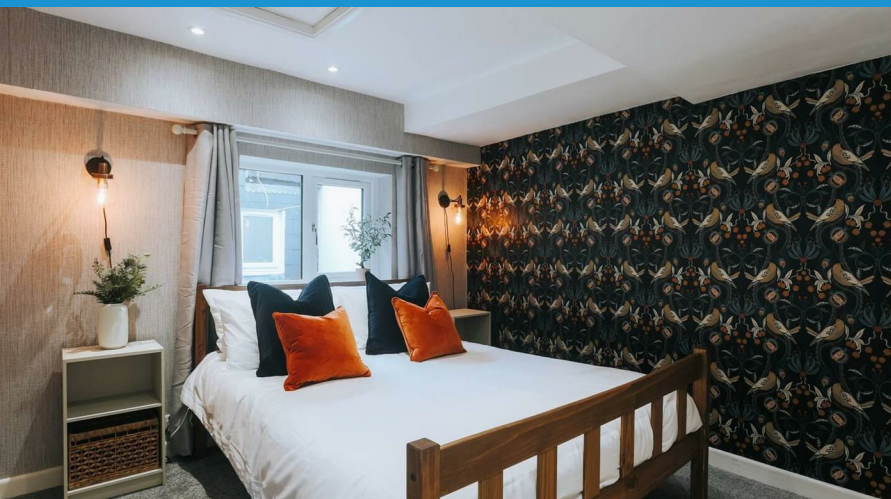
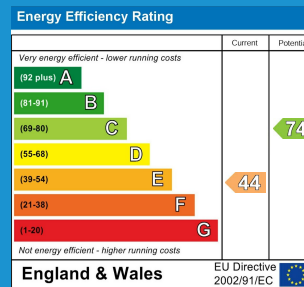
EPC
E/44

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. 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.

Directions

From Tavistock Town Centre proceed up Drake Road, taking the second right into Kilworthy Hill, where the property can be found up the hill a short distance on the right hand side, accessed via an archway in the wall.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.