



Newmarket Court  
Tavistock

Guide Price £147,995



## Newmarket Court

Tavistock

In the heart of this bustling Devon town is this charming Grade II Listed flat offering spacious and well laid out accommodation. Featuring two double bedrooms, one with an ensuite shower room. Further benefits include private parking to the rear and the advantage of NO ONWARD CHAIN.

Approached from the rear of the building via a secure entry door and lobby, stairs lead to the entrance door. The flat is spacious and well laid out offering generous room sizes. The large living room opens into a modern fitted kitchen with integrated appliances including fridge/freezer, dishwasher and washing machine, space is provided for a cooker. There are two double bedrooms, one with an ensuite shower room and a further bathroom with bath and shower over.

The flat has mains gas fired central heating, the boiler is located in the rear bedroom and a hive heating control fitted if required.

Private allocated parking is found to the rear, a real asset in the centre of this sought after town.





#### Communal Entrance Lobby

#### Entrance Hall

#### Living Room

15'4" x 15'2" (4.68m x 4.63m)

#### Kitchen

10'0" x 6'11" (3.05m x 2.13m)

#### Bedroom 1

14'9" x 9'3" (4.50m x 2.84m)

#### Ensuite Shower Room

#### Bedroom 2

14'0" x 11'8" (4.27m x 3.58m)

#### Bathroom

#### Allocated Parking

#### Services

Mains water, electricity, drainage and gas.

#### EPC

C70

#### Local Authority

West Devon Borough Council - Tax Band C

#### Tenure

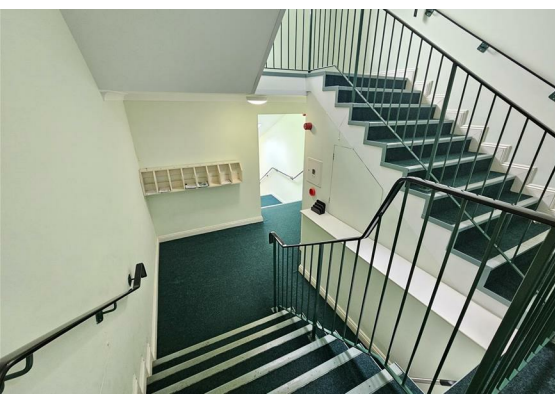
Leasehold - 125 year lease with 103 years remaining, expiring in 2128. Ground Rent £50.00 per year. Service/Maintenance Charge £2366.87 paid until June 2026.

#### Situation

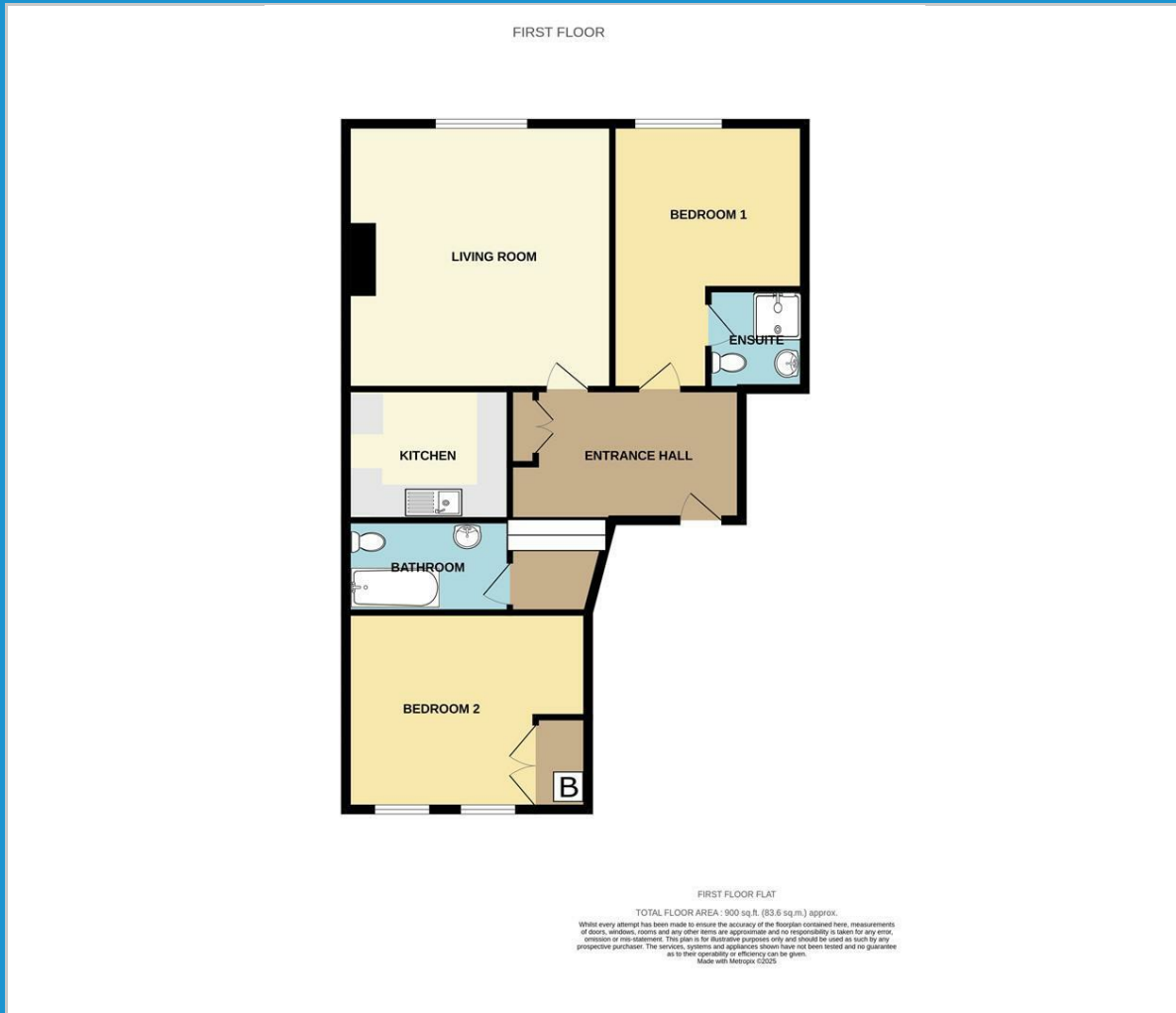
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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.

#### Agents Note

There is a condition on the lease that the property cannot be used for Airbnb or Holiday Letting.



## Floor Plan



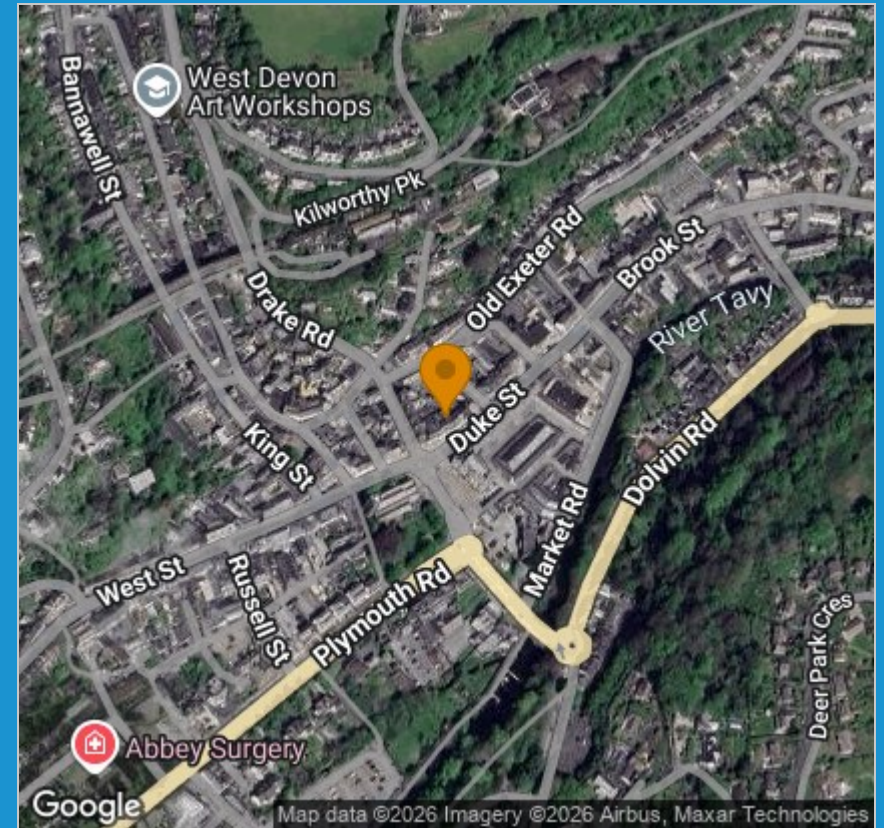
## Viewing

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 firm's 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

