



mansbridgebalment

TAVISTOCK

£255,000



Apartment 1, 71 Plymouth Road, Tavistock, PL19 8BZ

SITUATION AND DESCRIPTION

A luxury two double bedroom two-bathroom ground floor modern apartment forming part of a small contemporary development built approximately 5 years ago conveniently situated opposite parkland and within level walking distance of the town centre and all its amenities. The focal point of this stylish apartment is the large open plan living area which gives access via sliding patio doors to the front terrace. The property has an energy efficient boiler, acoustic sound proofing, home audio system, house ventilation system, security intercom and fire alarm. The quality kitchen is bespoke with integrated appliances and Silestone worktops and a breakfast bar with seating. There is a useful utility cupboard in the entrance hall housing the boiler and automatic washing machine and both the bedrooms are of good size with the ensuite shower room and bathroom contemporary in design and function.

The lovely accommodation briefly comprises entrance hall; 28' dual aspect open plan fitted kitchen/living/dining room with terrace; inner hall; 2 double bedrooms (master ensuite) and bathroom. Outside the apartment has a private allocated parking space in a secure area with an additional communal area for bicycles alongside. The apartment benefits from the remainder of the builder warranty and early viewing is highly recommended.

ACCOMMODATION

Reference made to any fixture, fittings, appliances, or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

From the communal hall a solid wooden entrance door leads into:

ENTRANCE HALL

Built-in utility cupboard with space and plumbing for an automatic washing machine; wall mounted 'Valliant' gas fired boiler and house ventilation system; recessed spotlighting; modern upright radiator; door leads into:

OPEN PLAN KITCHEN/LIVING ROOM/DINING ROOM

28' 2" x 17' 7" (8.59m x 5.36m) maximum

Spacious dual aspect room fitted with a quality kitchen with a modern range of wall and base cabinets with soft closure feature; Silestone worksurfaces with matching splashbacks; built-in 1 1/2 bowl stainless steel sink with mixer tap over and drainer; built-in eye level stainless steel 'AEG' oven and grill with matching, built-in stainless steel microwave oven above; inset 4 ring induction hob with large 'Caple' extractor fan over; built-in dishwasher; breakfast bar; built-in extractor fan; recess spotlighting; ceiling speakers for home audio system; solid oak flooring; security entry phone system; television point; telephone point; 2 PVCu double glazed windows to front with views over Tavistock Meadows; PVCu double glazed sliding patio doors to front leading out onto terrace; additional PVCu double glazed windows to side with views towards the Meadows; 2 modern radiators.

INNER HALL

6' 2" x 5' 3" (1.88m x 1.6m)

Recess spotlighting; modern upright radiator





MASTER BEDROOM

14' 5" x 13' 4" (4.39m x 4.06m)

Dual aspect with built-in mirror fronted double wardrobes with hanging and storage; television point; telephone point; ceiling speakers; PVCu double glazed windows to both side and rear; modern upright radiator; door leads into:

ENSUITE

8' 1" x 3' 3" (2.46m x 0.99m)

With fully tiled walls and fitted with a modern white suite comprising, tiled shower cubicle with chrome thermostatic shower with both fixed drencher and flexible heads; low level WC with concealed lighting; wall hung wash hand basin; tiled floor; recessed spotlighting; extractor fan; tall stainless steel towel rail.

BEDROOM TWO

11' 0" minimum not including wardrobes x 9'0" (3.35m x 2.74m)

Built-in mirror fronted double wardrobe with hanging and shelves; television point; telephone point; PVCu double glazed window to rear; modern upright radiator

BATHROOM

8' 3" x 5' 0" (2.51m x 1.52m)

Part tiled and fitted with a modern white suite comprising panelled bath with thermostatic shower over with shower screen; low level WC with concealed cistern; wash hand basin; tiled flooring; recess spotlighting; extractor fan; tall stainless steel heated towel rail.

OUTSIDE

To the front and accessed via the kitchen/living/dining room is an enclosed paved terrace measuring pproximately 20' x 5' providing an ideal space for outside dining and enjoying the afternoon sunshine. To the rear of the apartment is a small private space ideal for storage.

To the front of the property is a secure parking area where there is a private allocated parking space for one vehicle. To the side of the building is a communal bike rack/store



TENURE

Leasehold, with the remainder of a 999-year term.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

We understand this property is in band 'D' for Council Tax purposes.

We understand that the maintenance fee for this property is approximately £1256.00 per annum and there is an additional ground rent charge of approximately £150 per annum.

VIEWINGS

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Bedford Square in Tavistock proceed along Plymouth Road and at the roundabout with Drakes Statue turn left and continue along Plymouth Road where the property will be found shortly on the left hand side as indicated by our 'For Sale' sign.

EPC RATING 83 BAND B

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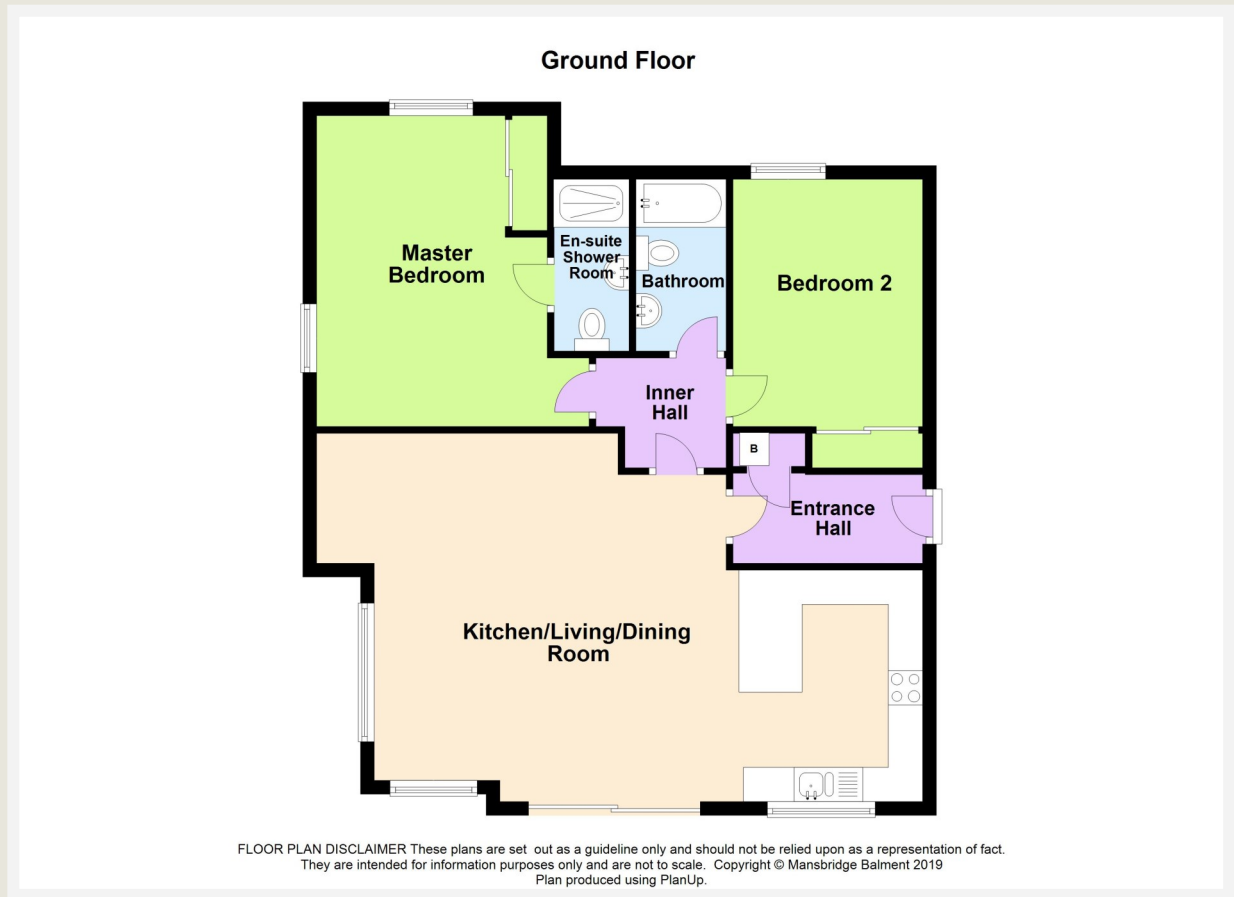
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*** PL19, PL20, EX20**