

Bedford Court, Garden Lane, PL19 8BQ

Tavistock

Offers in the Region of

£215,000

Salisburys







Bedrooms: 2

Bathrooms: 2

Receptions: 1

TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH EN-SUITE, OPEN-PLAN LIVING AND TOWN CENTRE LOCATION.

Situated within the popular Bedford Court development in the heart of Tavistock, this well-presented two-bedroom first-floor apartment offers spacious accommodation, ideally suited to those seeking convenient town centre living.

The property is accessed via a communal entrance with intercom system providing lift access. The main entrance to the apartment leads into a welcoming entrance hall with large Utility/Airing cupboard with an additional coat closet. The hallway leads into a spacious Lounge and Dining Area featuring triple, double glazed, windows overlooking Russell Street, allowing plenty of natural light to flood the room and creating a bright and spacious living environment.

The fitted kitchen offers an excellent range of cupboard and worktop space, together with an integrated oven and gas hob, fridge and concealed boiler.

The apartment benefits from two well-proportioned double bedrooms, both offering fitted wardrobe space. The principal bedroom is particularly spacious, with fitted wardrobes and the added advantage of an en-suite shower room. Both Bedrooms overlooks the rear of the property with views of the Church and and Bedroom Two offers an ideal guest room or additional bedroom.

A separate family bathroom is fitted with a shower over the bath, wash hand basin with vanity unit, WC and heated towel rail, with attractive floor-to-ceiling tiling around the showering unit.

Neutrally decorated throughout, with underfloor heating, this apartment offers well-balanced accommodation in a convenient central location, within easy reach of Tavistock's shops, cafés, amenities and transport links.

Accommodation:-

Entrance Hall:

Lounge/Dining Area/Kitchen: (3.28m x 7.17m/10'9" x 23'6")

Main Bedroom: (3.52m x 2.69m/11'7" x 8'10")

Ensuite: (1.46m x 1.26m/4'9" x 4'2")

Bedroom Two: (2.93m x 2.34m/9'7" x 7'8")

Family Bathroom: (2.12m x 1.41m/6'11" x 4'8")

EPC: 82 B

Council Tax: WDBC "C"

Services: All mains services

Share of Freehold Information: The property is offered with a share of freehold with a 999 year lease from 2006. Service Charge (2026): £1800

Agents Notes: Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.













Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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