



Town • Country • Coast



Anderton Court  
Whitchurch, Tavistock

Guide Price £139,950



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## Anderton Court

Whitchurch, Tavistock

### NO ONWARD CHAIN!

This very well presented one bedroom, ground floor flat is situated in the sought after area of Whitchurch and boasts a garage, separate parking space, garden area to the front and located in a quiet cul-de-sac, within walking distance to a newsagent and bus stop for access into Tavistock town or Plymouth.

The flat is bright and airy and offers a large living area with bay window letting in plenty of natural light. There is a modern kitchen with base and wall units. The bedroom is a double with space for additional furniture. The bathroom is fitted with a white suite with bath and shower over, low level WC and basin. There is also a useful airing/storage cupboard.

Outside there is an allocated parking space. A garage is just a short distance away. There is a pretty, well manicured garden space to the front. A hidden bin store adjacent to the car parking spaces provides a space to store recycling and rubbish.





#### Entrance Vestibule

#### Living Room

17'3" (into bay) x 13'10" (5.27 (into bay) x 4.22)

#### Kitchen

9'11" x 5'10" (3.04 x 1.79)

#### Bedroom

9'6" x 8'10" (2.91 x 2.71)

#### Bathroom

6'6" x 5'8" (1.99 x 1.74)

#### Tenure

Leasehold. 999 years from 1986 - 960 years remaining. Current maintenance/service charge is £500 per annum, reviewed annually.

#### Services

TBC

#### Council Tax Band

A

#### EPC

C/76

#### Situation

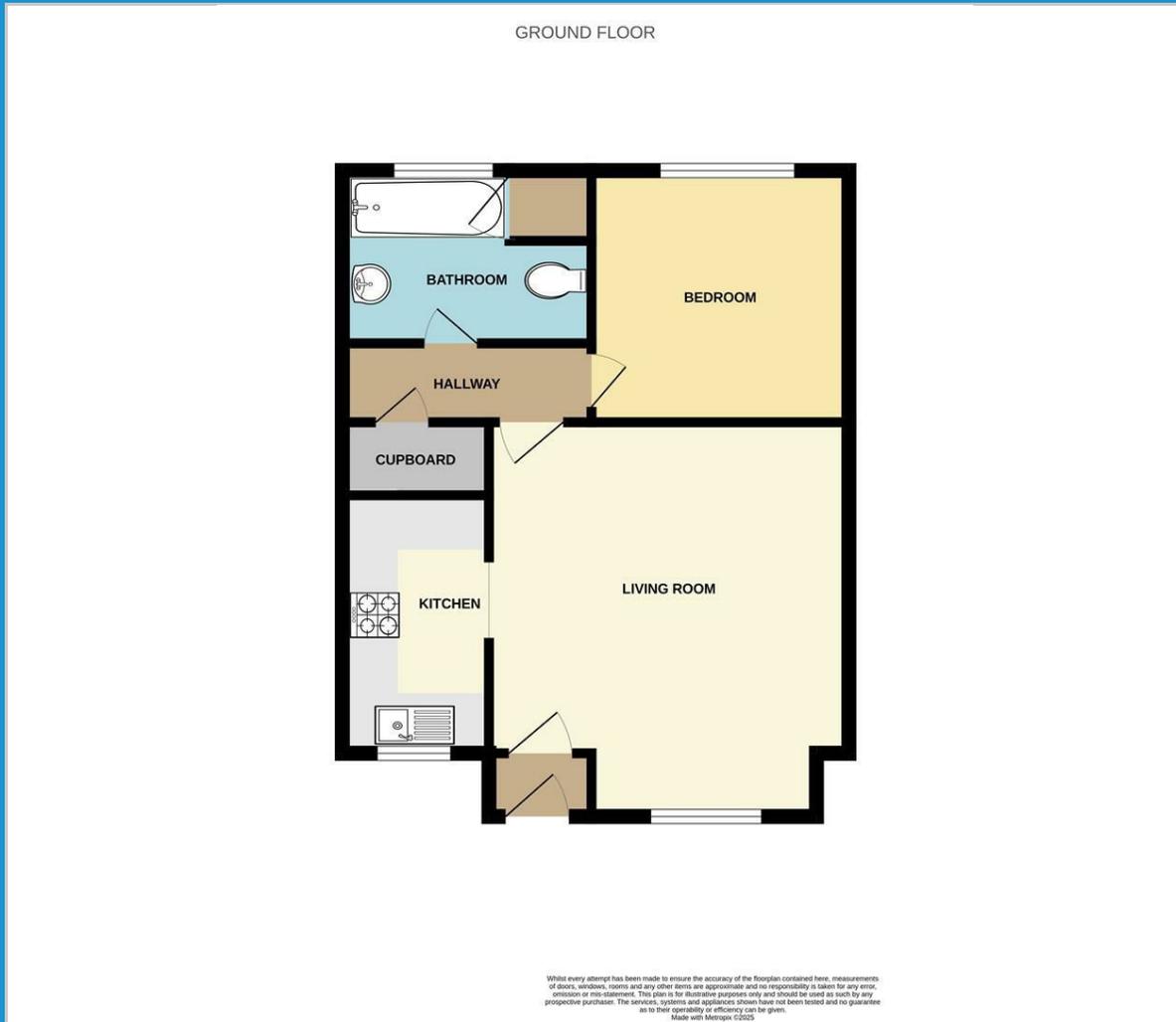
Whitchurch is a popular village on the edge of Tavistock with its own, public house, shop, post office & primary school. Dartmoor is within easy reach as is the Market town of Tavistock. Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers 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 Whitchurch Road for a couple of miles reaching the newsagent/Post Office on your right. At the cross roads turn right into Anderton Lane and then turn immediately left into Anderton Court. The property can be found after a short distance on the right, accessed by a pedestrian path.



## 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.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
 Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

