view property

Town • Country • Coast

# Abbey Rise

Tavistock

**Price Guide £135,000**

1 1 1

## Abbey Rise

Tavistock

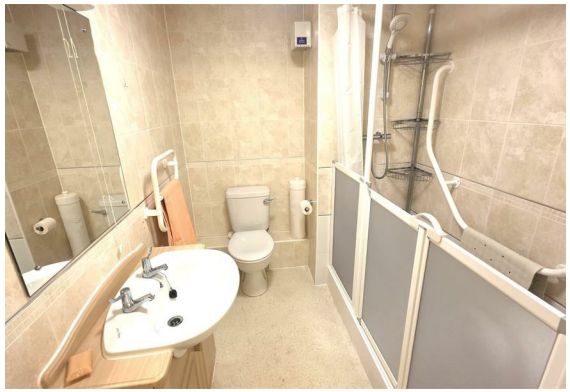
A spacious and well presented top floor apartment, being generous in size, light and airy. With lift access, community lounge and laundry room, this secure gated development for the over 55's, enjoys a pleasant aspect to the front. The double bedroom boasts a large built-in wardrobe. Ample private parking is available as well as mobility scooter storage.

Other facilities on the site include a residents' lounge hosting many social activities, including occasional film night. A guest room, available at a low cost, laundry room and waste/refuse disposal room are available also for residents. There is also a House Manager and 24 hour emergency careline system.

Approached via lift access, the apartment comprises its own entrance hall, with large built-in airing cupboard housing the hot water cylinder, a generous lounge/diner, enjoying a pleasant aspect to the rear. French doors into a modern kitchen, compact with range of wall and base units, space for fridge, built-in oven and ceramic hob with extractor over, views to rear. There is a double bedroom with built-in wardrobes and a large shower room with walk-in shower, WC and basin.

Outside there are well maintained communal gardens

The vendor would be happy to include the contents of furniture if required.



## Entrance Hall

## Living Room
17'6" x 10'11" (5.35 x 3.35)

## Kitchen
9'0" x 5'7" (2.75 x 1.72)

## Bedroom
15'1" x 11'1" (4.6 x 3.38)

## Bathroom
12'6" x 7'1" (3.83 x 2.17)

## Tenure
Leasehold. Lease expires 31 Jan 2133. Current ground rent £212.50 half yearly. Maintenance Charge £1,634 half yearly.

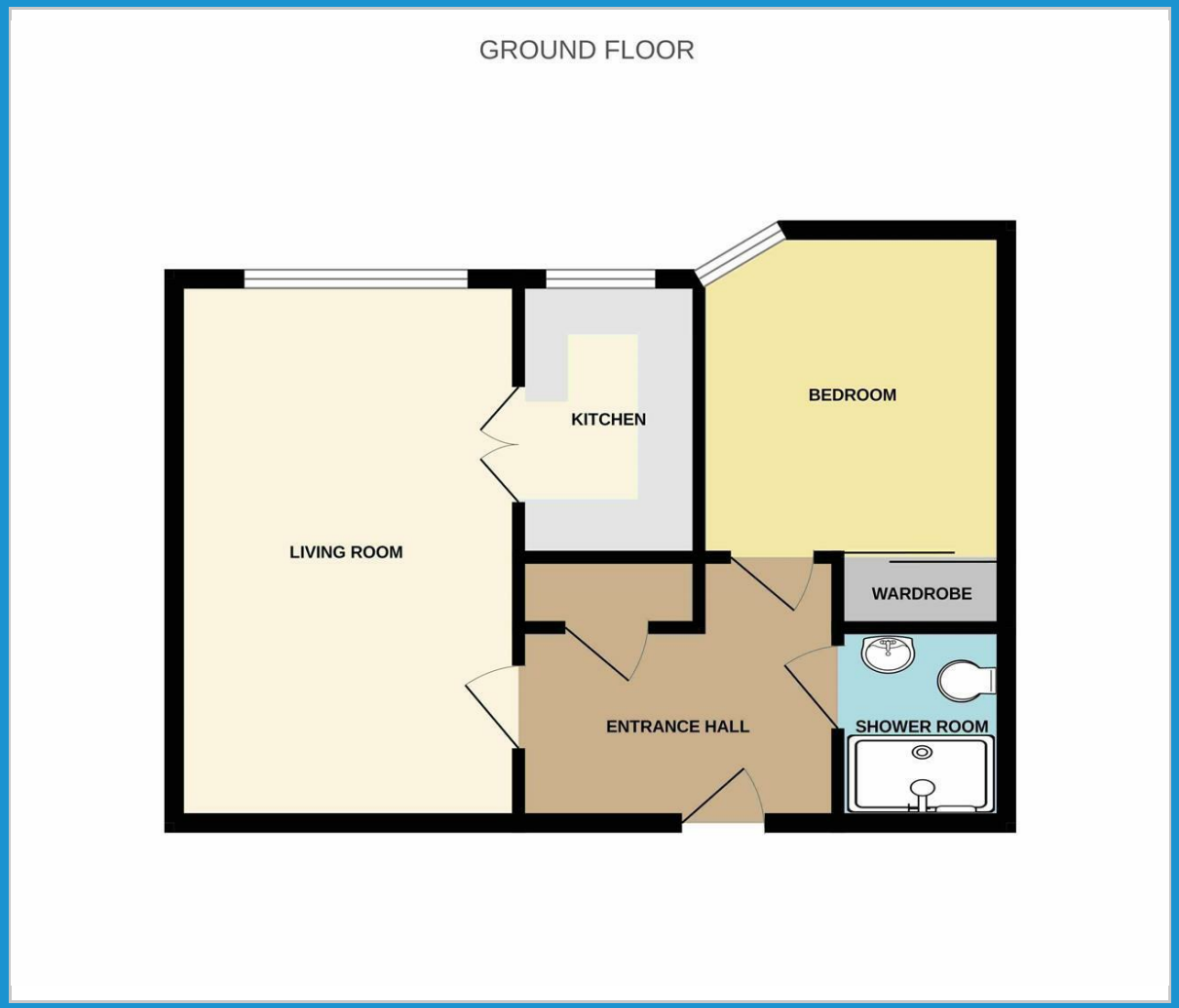
## Services
Mains water, electricity and drainage.

## EPC
TBC

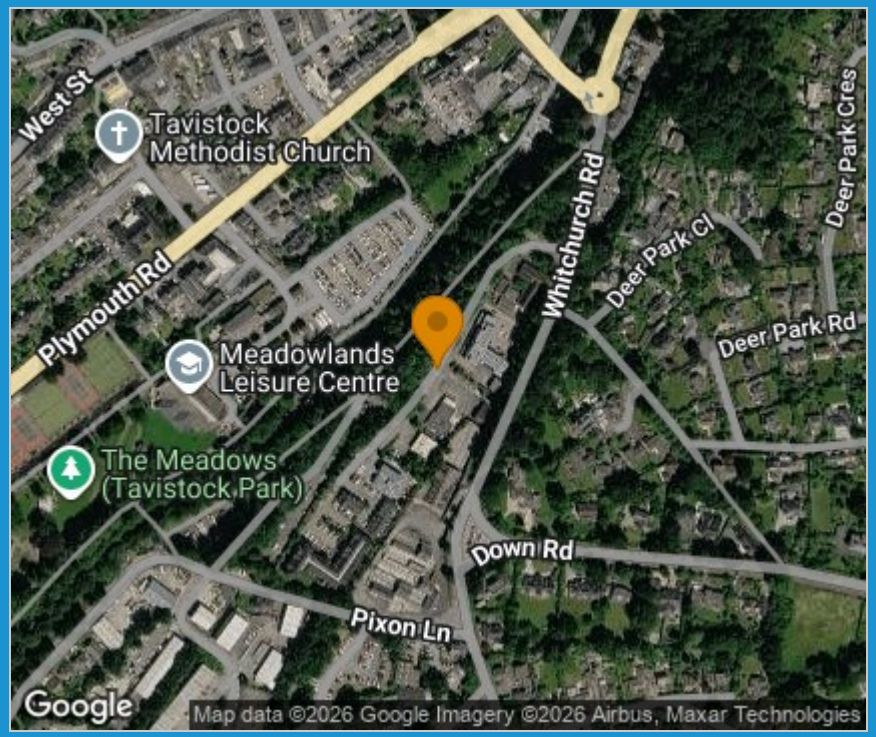
## Council Tax Band
B

## 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 located 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.

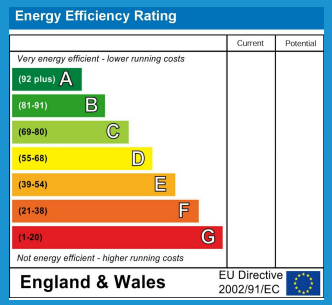
## Floor Plan




## Area Map




## Energy Efficiency Graph




## AML CHECKS

**To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.**

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk