

4, Abbey Court

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, Tavistock, PL19 0AP

Tavistock Town Centre 50 yards • Whitchurch Down 1.1 miles • Plymouth 15 miles • Exeter 40 miles

A well-presented two bedroom apartment, with one allocated parking space, located just a stones throw from Tavistock Town Centre. Offered to the market with no onward chain.

- 2 Bedroom Ground Floor Apartment
- Open-plan Kitchen/Sitting Room
- Gated Entrance
- Communal Roof Terrace
- Leasehold: 999 years
- An En-Suite & Family Shower Room
- Stones Throw from Town Centre
- One Allocated Parking Space
- No Onward Chain
- Council Tax Band: D

Guide Price £160,000

SITUATION

The property is perfectly located in Abbey Court close to the centre of Tavistock, and within a short walk of all of the town's many amenities, facilities and transport links. Tavistock, a thriving market town in West Devon with a rich history dating back to the 10th century, offers a blend of tradition and modern amenities. The town boasts a superb range of shopping, recreational, and educational facilities. The 19th-century town centre, anchored by the Pannier Market and Bedford Square, creates a charming focal point, hosting regular farmer's markets. Tavistock's historical significance is complemented by a contemporary lifestyle, making it an attractive place to live. Plymouth, just 15 miles to the south, and Exeter, 40 miles to the northeast, further enhance the property's connectivity.

VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with the vendor's sole agents, Stags. The What3words reference is ///warm.glad.lodge. For detailed directions, please contact the office.









DESCRIPTION

A well presented two bedroomed ground floor apartment set within a secure and modern development, conveniently positioned for access into the town centre and local amenities. The property offers light and comfortable accommodation throughout, with a contemporary feel and well proportioned rooms suited to first-time buyers, investment opportunity and retirement. Particular features include an open-plan living space, a modern fitted kitchen and a private courtyard area providing outdoor space. Further benefits include secure gated entry, lift access within the building, and use of communal roof terraces enjoying elevated views across the surrounding area. The property also benefits from electric heating and double glazing, making it a practical and low-maintenance home.

ACCOMMODATION

The property is entered via a secure communal entrance, with the door to No. 4 being on the righthand side. You enter the apartment into a spacious hallway with a large built-in airing cupboard providing useful storage. The open-plan kitchen/sitting room is a bright and comfortable living space, featuring a bay window and access to the courtyard, with the kitchen fitted with quartz worktops and a range of appliances. There are two bedrooms, including a generous principal bedroom with a well-appointed en-suite bathroom, and a second bedroom with a fitted mirrored wardrobe. A separate modern shower room serves the second bedroom and guests.

OUTSIDE

The property benefits from a courtyard area accessed directly from the living space, providing a pleasant outdoor seating area. In addition, there are two communal roof terraces located on the upper floor, both enjoying elevated views across the surrounding area. The development is approached via electric gates to the front, with an additional secure key coded pedestrian access from the rear. There is one allocated parking space for No. 4 Abbey Court.

SERVICES

All mains-supplied services. Gas has been disconnected. The central heating is a modern electric system. Ultrafast broadband is available. Limited mobile/data services are available via all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

TENURE

The property is leasehold and is held on a 999-year Lease which commenced in January 2008 (981 years remaining). Leaseholders also enter into the management company and take a 14th share of the Freehold of the building, meaning that there is no ground rent to pay. The current service charge is approximately £971.25 per half year, with an additional reserve fund contribution of circa £535.71 per half year, giving a combined annual cost in the region of £3,000.



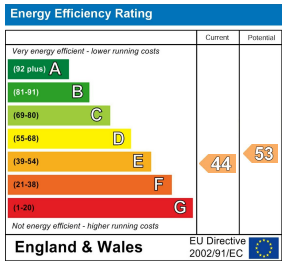




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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