



Town • Country • Coast



River Court

Tavistock

Guide Price £155,000



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Tucked away in a small development just a level walk from Tavistock town centre is this well presented one bedroom home, fronting on to the River Tavy and being offered with NO ONWARD CHAIN!

Ideal for a first time buyer, investment purchase, or those looking to downsize, the property boasts a modern fitted kitchen with integrated fridge, freezer, oven and hob and a good sized living room with bay window overlooking the communal green space.

Upstairs is a large bedroom with built in cupboard and a bathroom with white suite including bath with electric shower over, WC and basin with vanity unit.

Externally the property offers private allocated parking as well as visitor parking available. Very well maintained communal gardens surround the properties, complete with a large lawn and a variety of seating areas to enjoy the summer days and sound of the rushing river.





Kitchen

9'1" x 6'5" (2.79 x 1.96)

Living Room

12'7" x 8'8" (3.86 x 2.66)

Bedroom

12'8" x 9'5" (3.87 x 2.88)

Bathroom

6'5" x 5'9" (1.98 x 1.77)

Tenure

Leasehold. 999 years from 1981.

Maintenance £600pa. Building Insurance £200.

Services

Mains electricity, gas, drainage and metered water.

EPC

C/73

Council Tax Band

A

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 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, turn onto Dolvin Road and continue past the mini roundabout. Follow this road for a short distance where the entrance to River Court can be found on your right. Park in the carpark to the right and follow the path down through the the properties to the communal gardens. The property can be found on the right hand side.

Agents Note

Please note, the bedroom and lounge have been staged with AI photos.

Floor Plan



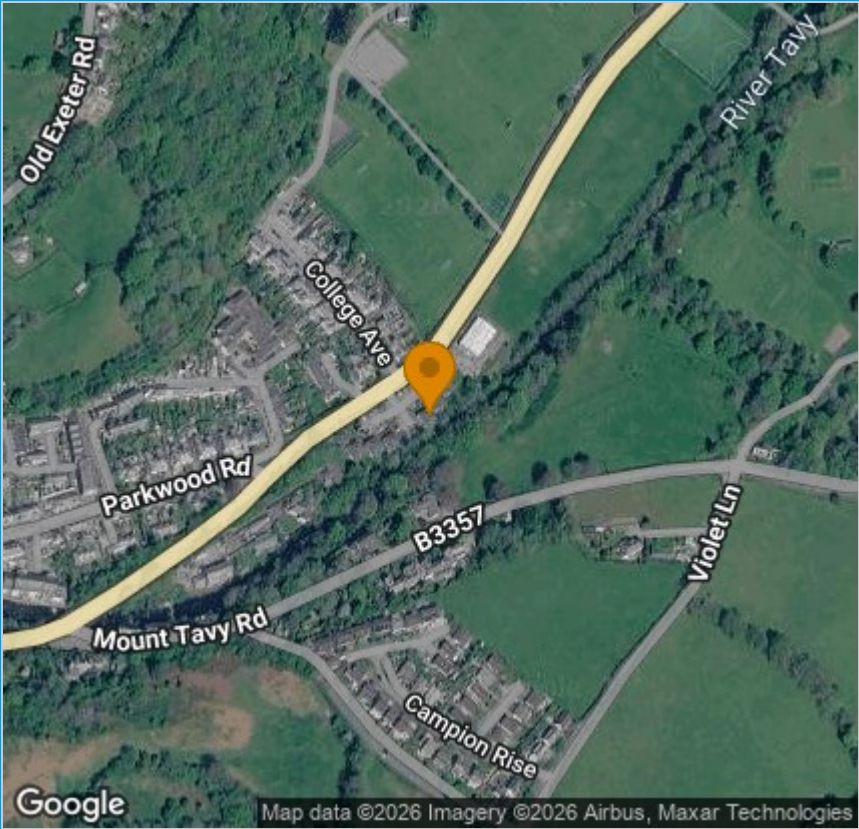
Viewing

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.

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Area Map



Energy Efficiency Graph

