



TAVISTOCK

O.I.E.O. £157,500

Superb Two Bedroom Apartment in Town Centre

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: C (72)

**MILLER**
TOWN & COUNTRY



- » Delightful Second Floor Apartment
- » Light & Airy Open Plan Living Space
- » High Level Finish Throughout
- » Two Bedrooms
- » Lift Access
- » Balcony
- » Town Centre Location

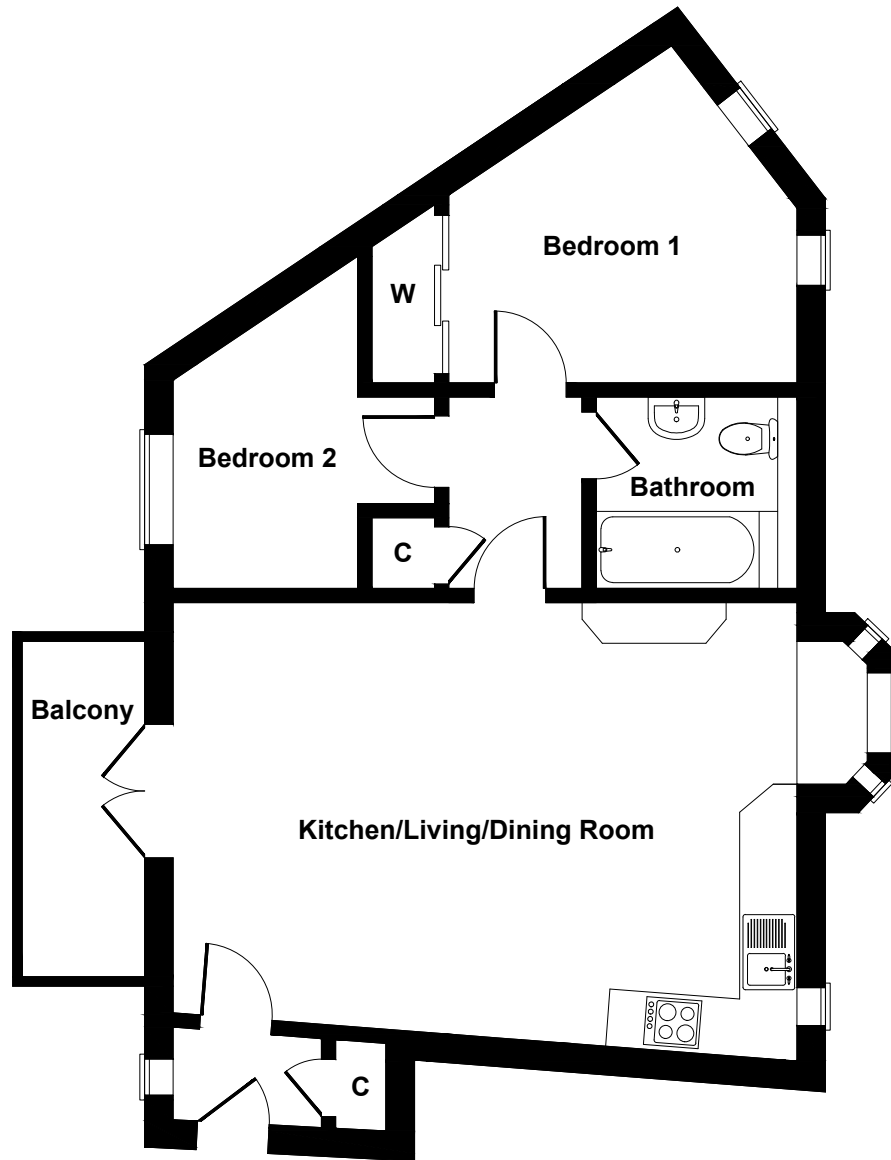
The Property

This superb second floor apartment is up and away from the hustle and bustle of life and yet a stone's throw away from the centre of the popular town of Tavistock. There is an entrance vestibule, which leads into a light and airy dual aspect open plan kitchen, dining, living room, with well-equipped modern kitchen at one end and double doors at the other end opening onto a southwest facing balcony. The development has lift access and two communal rooftop terraces and just a short walk from the front door are a number of bars, cafes and restaurants, as well as local shops, panier market, bus station and doctors' surgeries.



Location

The market town of Tavistock provides good shopping amenities and schools along with riverside park, leisure centre and theatre all based around the beautiful countryside of Dartmoor National Park. Ideally located with easy access to the nearby maritime city of Plymouth which offers an excellent retail and commerce centre as well as road, rail and ferry links.



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Accommodation

Second Floor

Vestibule 4'9" x 2'7"

Living/Dining/Kitchen 16'0" x 21'9"

Bedroom 1 11'11" x 12'1" (Irregular Shape)

Bedroom 2 11'7" x 9'2" (Max) (Irregular Shape)

Bathroom 6'5" x 6'7"

Services: Mains electricity, water and drainage.

Telephone & broadband connected.

Council Tax Band: C

Tenure: Leasehold

Agents Note 1

Annual Service Charge: 01 Jan 2024 - 31 Dec 2024 is £2,830.

Annual Buildings Insurance Premium: 22 Jun 2023 - 21 Jun 2024 is £451.05

999 year lease from 01 Jan 2008

All residents hold an equal share of the freehold.

Agents Note 2

Under the 1979 Estate Agents Act we advise that the seller is related to an employee working within Miller Town & Country.



Miller Town & Country | 01822 617243

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VIEWING:

Strictly through the vendor's sole agents
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**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
they form part of any contract.

