



mansbridgebalment

TAVISTOCK

Guide £135,000



3 Wessex Court, Tavistock PL19 8AQ

SITUATION AND DESCRIPTION

Conveniently located within easy reach of Tavistock town centre and the extensive array of amenities therein.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival. Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

One of a small number of apartments located in a secure mews development off West Street, Tavistock.

The accommodation includes entrance hall, open plan kitchen/living room, double bedroom and bathroom. The property is warmed by gas fired central heating.

There is a small outside seating area adjacent to the apartment and a communal courtyard garden for the use of the residents.



ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

ENTRANCE DOOR

Solid timber entrance door.

ENTRANCE HALL

Built-in housekeeper's cupboard with slatted linen storage shelving; separate built-in cloaks cupboard with hanging rail and shelf; radiator. Door to:



KITCHEN/LIVING ROOM

16' 6" x 15' (5.03m x 4.57m)

An open plan room, light and airy with two large windows facing West Street; including a kitchenette complete with modern wall and base units with roll edge worksurfaces over, incorporating a one and a half bowl single drainer sink unit with mixer tap over; decorative ceramic wall tiling; single oven; four ring halogen hob with extractor canopy over; space for fridge; practical linoleum flooring. There is sufficient space for a dining table and chairs, if required; the lounge area can easily accommodate a sofa or three piece suite.

DOUBLE BEDROOM

9' 8" x 8' 8" (2.95m x 2.64m)

Radiator; window to front.

BATHROOM

Fitted with a white suite comprising panelled bath with mixer shower over, wash handbasin, low flush WC with concealed cistern; illuminated mirror; chrome heated towel rail; light activated extractor fan.



OUTSIDE:

The Wessex Court Development is approached via West Street from which locked wrought iron gates provide pedestrian access via a flight of steps to a communal courtyard garden and the subject property.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

TENURE

Leasehold.

The remainder of the original lease of 99 years from 1990, plus a 50 year extension, takes the lease to 1 August 2139.

OUTGOINGS

We understand this property is in band 'A' for Council Tax purposes.

We also understand from our client that the property is subject to a Ground Rent of approximately £100 per annum, plus a Service Charge of £400 per annum, plus a contribution towards buildings insurance which for this year was £328.45.

VIEWING

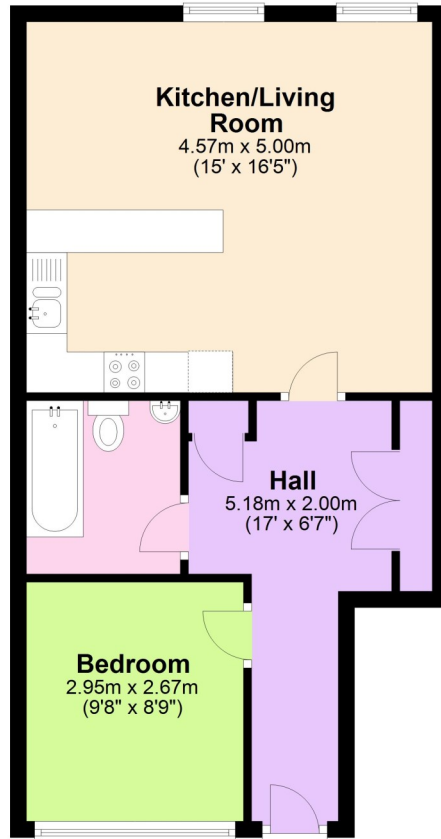
By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, proceed along West Street for approximately 100 metres where the foyer entrance to Wessex Court will be found on the right hand side, just after the Corn Exchange.

BETTER *COVERAGE*, WIDER *CHOICE*
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***

Ground Floor



Total area: approx. 46.0 sq. metres (494.8 sq. feet)

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BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY
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TAVISTOCK · YELVERTON · BERE PENINSULA · OKEHAMPTON
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*** PL19, PL20, EX20**

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