



mansbridgebalment

TAVISTOCK

£120,000



18 Parkwood Court, Tavistock, PL19 0RH

SITUATION AND DESCRIPTION

Located on the ground floor of a well regarded retirement complex which is age restricted to those of 55 and over and is within easy level walking distance of Tavistock town centre and the 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.

A well maintained one double bedroom apartment with private and communal entrances, located on the ground floor of the purpose built, warden assisted retirement complex with facilities including a popular day room, laundry room with washing machine and tumble dryer and well tended communal gardens with paved seating areas for the use of all residents. In addition, there are some on-site (but not allocated) parking facilities and visitors parking. The property is offered with the benefit of no onward chain.

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:

COMMUNAL ENTRANCE DOOR

Secure entrance door which leads to a communal hall with lift access to the first floor.

ENTRANCE DOOR

RECEPTION HALL

Coved and textured ceiling; built in airing/storage cupboard housing the hot water cylinder with slatted linen shelving. Doors to:





SITTING/DINING ROOM

19' 4" x 10' 9" (5.89m x 3.28m)

Real flame effect electric fire in Adam style fire surround with marble insert and matching hearth; coved and textured ceiling; plaster ceiling rose; two wall light points; electric storage heater; window to front. Glazed door to outside and the courtyard seating area. Archway to:

KITCHEN

8' 4" x 6' 3" (2.54m x 1.91m)

Fitted with a range of wall and base units with roll edge work surfaces over incorporating a stainless steel 1 1/2 bowl single drainer sink unit with mixer tap over; ceramic wall tiling; built-in single oven; electric four ring hob with extractor canopy over; space for 3/4 height fridge freezer; space for microwave; coved and textured ceiling; window to front.

DOUBLE BEDROOM

16' 5" x 8' 9" (5m x 2.67m)

Fitted with a range of mirror frontage wardrobing with overhead storage cupboards; matching bedside tables; dressing table and drawer set; coved and textured ceiling; two wall light points; electric storage heater; window to front.



SHOWER ROOM

Fully tiled with a coloured suite comprising vanity wash hand basin with storage cupboards under; low flush wc; walk-in easy access shower with 'Mira Sport' electric shower over; fitted seat and grab handles; electric heated towel rail; coved and textured ceiling; extractor fan.

OUTSIDE

Residents of Parkwood Court have the use and enjoyment of the well maintained communal gardens which surround the property.



TENURE

Leasehold - 100 years commencing 1989. We understand that the Ground Rent per annum is approximately £340 and the Service Charge per annum is approximately £2,000 and payable half yearly in advance.

SERVICES

Mains electricity, mains water and mains drainage.

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square proceed along Duke Street which, in turn, becomes Brook Street. Continue past Lawsons hardware store into Parkwood Road. Just before the T-Junction with the main A386 turn left into Yelverton Terrace which gives access to Parkwood Court. The subject property is located at the front of the building, on the ground

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Total area: approx. 48.6 sq. metres (523.2 sq. feet)

FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge

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Plan produced using PlanUp.

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*** PL19, PL20, EX20**