



TAVISTOCK
LEASEHOLD

£169,950



Flat 2, 68 West Street, Tavistock PL19 8AJ

SITUATION AND DESCRIPTION

Offered with no onward chain, a beautifully presented and deceptively spacious two/three double bedroom two bathroom first floor apartment with sun terrace and a large elevated rear garden which enjoys fabulous far-reaching views over the town and moorland beyond towards Cox Tor.

This wonderful apartment has been newly refurbished by the current owners forming half of a period property and is conveniently situated close to Tavistock town centre and within easy reach of the amenities and transport links. The well proportioned accommodation briefly comprises: hall, 19ft refitted kitchen/dining/living room, 13ft dual aspect sitting room (potential bedroom three), two double bedrooms (master ensuite) and bathroom. The property also benefits from gas fired central heating and double glazing throughout. The apartment offers an extremely rare opportunity to purchase a town centre apartment with such large

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:

From the communal hall there is a solid wooden front door with stairs leading up to:

ENTRANCE HALL

11' 7" x 7' (3.53m x 2.13m) plus 7' 4" x 2' 9" (2.24m x 0.84m)

Coat hooks; access to loft space; double radiator.

KITCHEN/DINING/LIVING ROOM

19' x 13' (5.79m x 3.96m)

Newly refitted with a range of matching wooden fronted wall and base cabinets with soft close feature; worksurfaces with attractive tiled splashbacks; inset single sink unit with mixer tap and drainer; built-in stainless steel Lamona oven and grill with matching inset four ring electric hob above and stainless steel extractor hood over; built-in Lamona slimline dishwasher; built-in Baumatic washer dryer; space for upright fridge/freezer; recessed spotlighting; blocked fireplace; two wall light points; double glazed sash window to front with town views; double radiator.

BEDROOM ONE

11' 5" x 10' (3.48m x 3.05m)

Built-in double airing cupboard with ample shelving housing an Ideal gas fired combination boiler; blocked fireplace; telephone point; double glazed sash window to rear overlooking terrace; double radiator.

Door leads into:

ENSUITE SHOWER ROOM

7' x 3' (2.13m x 0.91m)

Part-tiled and fitted with a white suite comprising tiled shower cubicle with chrome thermostatic shower, low level WC, wall hung wash handbasin; extractor fan; recessed spotlighting; radiator.





BEDROOM TWO

14' 5" x 11' 2" (4.39m x 3.4m)

Large double bedroom with two wall light points; double glazed sash window to front with town views; double radiator.

SITTING ROOM/BEDROOM THREE

13' 3" x 10' 1" (4.04m x 3.07m)

Dual aspect with feature pitched ceiling with exposed beams and A-frame; television point; telephone point; exposed wooden flooring; PVCu double glazed sash window to side overlooking sun terrace; PVCu double glazed door to rear leading out onto sun terrace and rear garden; double radiator.

BATHROOM

7' x 6' 7" (2.13m x 2.01m)

Part-tiled; fitted with a modern suite comprising panelled bath with shower mixer taps, low level WC, pedestal wash handbasin; shaver point; extractor fan; recessed spotlighting; obscure PVCu double glazed window to rear; radiator.

OUTSIDE:

This lovely apartment benefits from large outside space which is extremely unusual for a town centre apartment.

Immediately to the rear and accessible via the sitting room/bedroom three, is a paved sun terrace (measuring approximately 25' x 8') providing a sheltered suntrap ideal for outside dining, with outside lighting. To one side of the terrace is a garden store.

Steps from the sun terrace lead up to the rear garden. The long rear garden measures approximately 80' x 25' and enjoys far-reaching views over the town, church clock tower and moorland beyond to Cox Tor. The garden is bordered by mature trees, has been cleared and is a blank canvas for a keen gardener.



TENURE

Share of freehold. There is the remainder of a 999 year lease commencing in 2005.

SERVICES

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

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

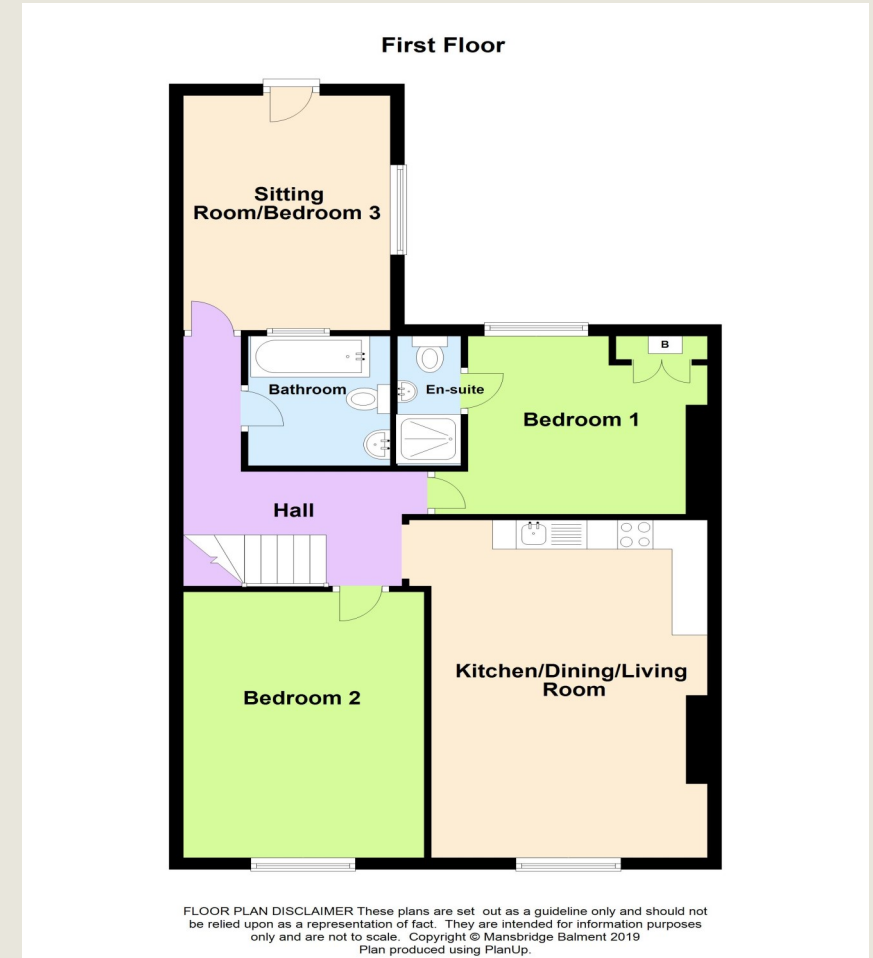
From Tavistock's Bedford Square proceed along West Street, continuing up the hill, where the property will be found shortly on the right hand side.

EPC RATING 67 BAND D

T10877

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* PL19, PL20, EX20