

STAGS

4 Wesley Flats

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Harewood Road, Calstock, Cornwall, PL18 9QN

Village Centre 300 Yards • Train Station 0.4 miles • Tavistock 6 miles • Plymouth 10 miles •

A characterful one-bedroom first-floor apartment within a converted former Chapel, enjoying views towards the River Tamar.

- One Bedroom
- Views Towards The River Tamar
- Chapel Conversion
- Over 55's Apartment
- Leasehold (972 Years Remaining)
- First-Floor Apartment
- Designated Garage Space
- Convenient Village Location
- Service Charge £900.00 P/A - Ground Rent £1 P/A
- Council Tax Band: A

Guide Price £150,000

SITUATION

Flat 4, Wesley Flats occupies a convenient position within the sought-after riverside village of Calstock, renowned for its picturesque setting overlooking the River Tamar. The village offers a range of everyday amenities including a primary school, public houses, village hall, church, convenience store and a railway station providing regular services to Plymouth via the scenic Tamar Valley Line. The surrounding countryside offers excellent walking and outdoor pursuits, while the nearby towns of Tavistock and Callington provide a wider range of shopping, educational and recreational facilities.

DESCRIPTION

Flat 4 forms part of the conversion of the former Wesley Chapel, an attractive period building full of character and architectural interest. The apartment enjoys many original features including impressive vaulted ceilings, exposed timber beams and arched windows, creating a light and spacious living environment. The property now requires a programme of updating and completion, presenting an excellent opportunity for purchasers to modernise and personalise the accommodation to their own specification. Improvements already undertaken include the installation of modern Dimplex Quantum electric night storage heaters.







ACCOMMMODATION

Access is gained via the communal entrance hall, with the apartment situated immediately to the right. An entrance hall with staircase rises to the first-floor accommodation. The principal living space is an attractive sitting room featuring a vaulted ceiling with an impressive exposed timber beam and arched architectural detailing. Large windows allow an abundance of natural light while enjoying delightful views across Calstock towards the River Tamar. Leading from the sitting room are the kitchen, bedroom and bathroom. The bedroom is a generous double with ample space for freestanding furniture. The kitchen is of a practical size but now requires replacement and modernisation, while the bathroom is well proportioned and in need of refurbishment.

OUTSIDE

A driveway runs alongside the building leading to a communal garage block. Flat 4 benefits from ownership of one designated section within the garage. Whilst each apartment has its own allocated area, the garage is not internally subdivided.

SERVICES

Mains water, electricity and drainage are connected with heating provided via modern Dimplex Quantum electric night storage heaters. Standard broadband is available. limited mobile voice/data services are available (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

TENURE

The apartment is being sold with the remainder of a 999-year lease which commenced in January 1999. The annual ground rent is £1 and the estimated service charge per annum is £900, payable on a monthly basis at £75. This covers the maintenance of the building, the building insurance and the public liability insurance.

AGENTS NOTE

1. Buildings & public liability Insurance is arranged by the Management Company, and is included in the £75 monthly service charge.
2. A private garage is included within the demise of the lease.
3. Includes rights of way over the communal driveway and access areas, together with use of the communal parts.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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