mansbridgebalment

TAVISTOCK

£210,000

Leasehold

2 1 2

8 Bedford Court, Tavistock PL19 8BQ

SITUATION AND DESCRIPTION

Beautifully presented throughout, a modern maisonette apartment conveniently situated in the heart of the town centre and within close reach of all the amenities and transport links.

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 modern two bedroom maisonette apartment located on the ground and first floors of Bedford Court, a prestigious development of eighteen apartments arranged over four floors built in 2007. The apartment benefits from mains gas underfloor heating, a light and airy open plan living area and south west facing private courtyard garden suitable for a small table, chairs and potted plants with the first floor enjoying a pleasant outlook over the town and church. There is an allocated private parking space for one car at the rear of the building which is accessed via a secure entryphone system. This apartment is offered for sale 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

Entryphone keypad leading to the communal hallway and internal door to the apartment.

PRIVATE ENTRANCE DOOR

ENTRANCE HALL

Wall mounted entryphone; staircase to first floor; underfloor heating. Doors to:

SITTING/DINING ROOM

21' 8" x 11' (6.6m x 3.35m)

A large open plan space with lounge and dining areas; engineered wood flooring; underfloor heating; four wall light points; ceiling light point above the dining area; ample space for table and chairs; two windows to front; high level window to dining room area; French doors open to:

PRIVATE COURTYARD GARDEN

An attractive area at the front of the building which faces South West and has been gravelled for ease of maintenance. There is sufficient space for a small table and chairs and potted plants. The courtyard is shielded from the roadside by a rendered stone wall, planted on top with box hedging. Outside lighting is provided.

KITCHEN
11' 2" x 8' 8" narrowing to 5' 3" (3.4m x 2.64m narrowing to 1.6m)
Open plan access from the Sitting/Dining Room. Fully fitted with a modern range of wall and base units with high gloss frontages in white with square edge worksurfaces over, incorporating a stainless steel single drainer sink unit with mixer tap over; ceramic wall tiling; double oven; four ring gas hob with stainless steel extractor canopy over; plumbing for dishwasher; built-in fridge; built-in freezer; cupboard housing the Baxi gas central heating boiler; spotlighting; extractor fan; cupboard housing the hot water cylinder and underfloor heating manifolds; same engineered wood floor with underfloor heating; high level opaque glazed window to side.

CLOAKROOM/LAUNDRY ROOM
Utility area with fitted worksurface and space for a washing machine and tumble dryer; low flush WC; wash handbasin with tiled splashback; extractor fan.

FIRST FLOOR:

LANDING
Doors off to:

BEDROOM ONE
11' 7" x 8' 7" (3.53m x 2.62m) maximum
Built-in double wardrobe with hanging rail and shelf; underfloor heating; dual aspect window to side and rear. Door to:

ENSUITE
Fitted with a white suite comprising low flush WC, wash handbasin, corner shower cubicle with mains shower and glass screen; ceramic wall tiling; heated towel rail; extractor fan; opaque window to side.

BEDROOM TWO
8' 4" x 8' 1" (2.54m x 2.46m)
Underfloor heating; window to rear.

BATHROOM
Fitted with a white suite comprising low flush WC, half pedestal wash handbasin, panelled bath with mains mixer shower and glass shower screen; ceramic wall tiling; heated towel rail; extractor fan.

OUTSIDE:
In addition to the courtyard garden, there is an allocated parking space for one car at the rear of the building.

AGENT'S NOTE	We have been advised that there is an annual Service Charge of approximately £1016.32 and Ground Rent of approximately £50 to be paid annually.
SERVICES	Mains electricity, mains gas, mains water and mains drainage.
OUTGOINGS	We understand this property is in band 'C' for Council Tax purposes.
VIEWING	By appointment with MANSBRIDGE BALMENT on 01822 612345.
TENURE	Leasehold. With the remainder of a 999 year lease which commenced on 25 December 2006.
DIRECTIONS	From Tavistock's Bedford Square, proceed along West Street. At the junction, turn left into Russell Street. Bedford Court will be found after a short distance on the left hand side. Vehicle parking is at the rear, off Garden Lane.

EPC RATING 78 BAND C

T10780

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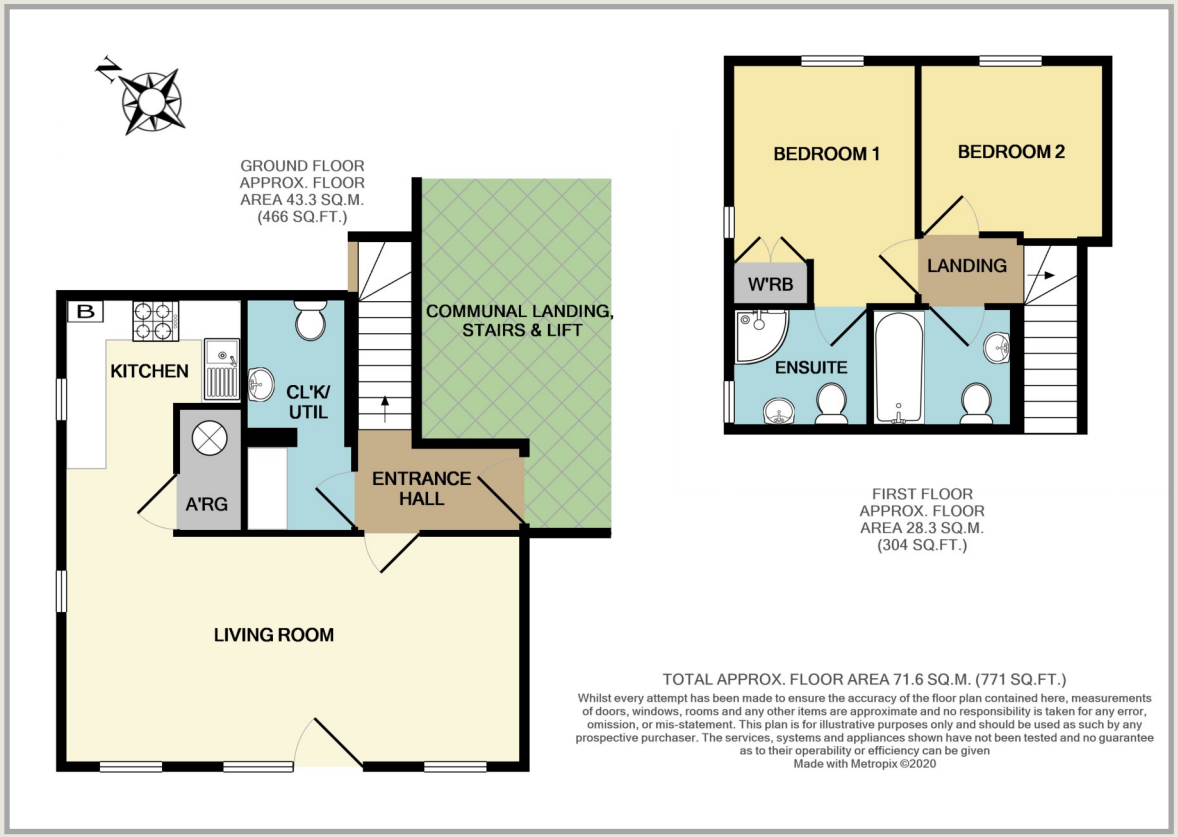

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** PL19, PL20, EX20*