



45, Saxon Road



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Manor Oaks, Tavistock, Devon PL19 8JS

Tavistock Town Centre 0.9 miles • Plymouth City Centre 15.5 miles • Exeter (via A30) 39.6 miles

A light and spacious second floor two bed roomed apartment with lift access and allocated parking. Leasehold (117 Years Remaining), Council Tax Band: B, EPC Band: B

- 2nd Floor Apartment
- Spacious Entrance Hallway
- Secure Main Entrance into Building
- One Allocated Parking Space
- Leasehold (117 Years Remaining)
- 2 Bedrooms with Master En-suite
- Underfloor Heating
- Communal Green Area
- Service Charge £1,457.26 / Ground Rent £250 p/a
- Council Tax Band: B

Guide Price £170,000

SITUATION

This apartment is located on a modern development towards the northern fringes of Tavistock, with convenient access to the town centre less than a mile away. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth is 15 miles to the south and the city of Exeter lies 40 miles to the northeast, providing transport to London and the rest of the UK via its railway links and the M5.

VIEWINGS AND DIRECTIONS

Viewing of the site is strictly by prior appointment with the vendor's sole agent, Stags Tavistock Office. The What3words reference is [///apples.robot.gets](https://www.what3words.com/#!/apples.robot.gets).



DESCRIPTION

45 Saxon Road is a well-presented and spacious second floor apartment, set within a modern and well-maintained residential development. Conveniently located for local amenities and transport links, the property offers comfortable and easily managed accommodation suited to a range of purchasers. The building is accessed via a communal entrance hall with both staircase and lift access to the second floor, where the apartment is situated. Internally, the property is light and airy throughout, offering well-balanced two bedroom accommodation with an open-plan living space, en suite to the principal bedroom and a separate bathroom.

ACCOMMODATION

Upon entering, a spacious hallway provides a welcoming first impression with ample space for coats and shoes, together with a useful large storage cupboard housing the underfloor heating controls. The apartment offers a bright and airy open-plan sitting/dining room with adjoining kitchen area, creating an excellent everyday living space. The room enjoys pleasant natural light from four windows, with sufficient space for both seating and dining furniture. The kitchen is fitted with a range of units together with an oven, four-ring gas hob with extractor over, space for a washing machine and space for a fridge/freezer. There are two bedrooms, with the principal bedroom being a generous double room benefiting from an en suite shower room. The second bedroom is a good-sized single room, ideal as a guest room, nursery or home office. A separate family bathroom serves the remainder of the accommodation and is fitted with a bath with shower over, heated towel rail and extractor fan. The apartment would suit a range of purchasers including first-time buyers, downsizers or those seeking an easily managed home with lift access.

OUTSIDE

To the front of the building is a large communal lawned area for the enjoyment of residents. The property also benefits from an allocated parking space.

SERVICES

All mains supplied services are connected, with underfloor heating throughout. Ultrafast broadband is available and mobile voice/data services are available via Three, EE and Vodafone (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 117-year lease which commenced in January 2010. The annual ground rent is £250 and the estimated service charge per annum is £1,457.26



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.



Approximate Area = 583 sq ft / 54.1 sq m
For identification only - Not to scale

Bedroom 1
3.56 x 2.59m
11'8 x 8'6

Bedroom 2
3.61 x 1.73m
11'10 x 5'8

Kitchen Sitting / Dining Room
6.71 x 3.45m
22' x 11'4

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1197103



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 81 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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