

50 West Street

Tavistock, PL19 8JZ

Offers In Excess Of
£120 000



Town • Country • Coast



NO ONWARD CHAIN! This first floor apartment is found in a period building in the centre of Tavistock. It boasts a sizeable open plan kitchen / living area. The ceilings are high with large windows letting natural light which makes the room feel spacious. The kitchen area boasts plenty of storage and worktop space. The bedroom is a well proportioned double room with a window overlooking the rear courtyard. The bathroom consists of a bath with shower over, WC & basin.

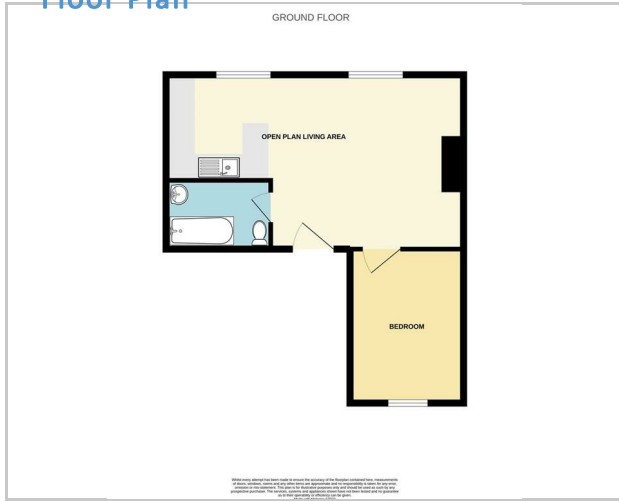
At the rear and up a flight of granite steps you will find a garden, which with some love and attention will become a stunning place to sit with glorious views over Tavistock and the countryside beyond.

Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Current: 60
Potential: 77



Communal Hallway

Open Plan Living Area (L-Shaped)

24'11 x 14'8

Bedroom

12'11 x 9'6

Bathroom

Tenure

Leasehold. The owner also owns 1/3 of the freehold. The lease expires on the 5th October 2977. We understand the ground rent and maintenance charge are a small peppercorn payment.

Council Tax Band

A

Services

Mains Water, Electricity, Gas & Drainage

EPC

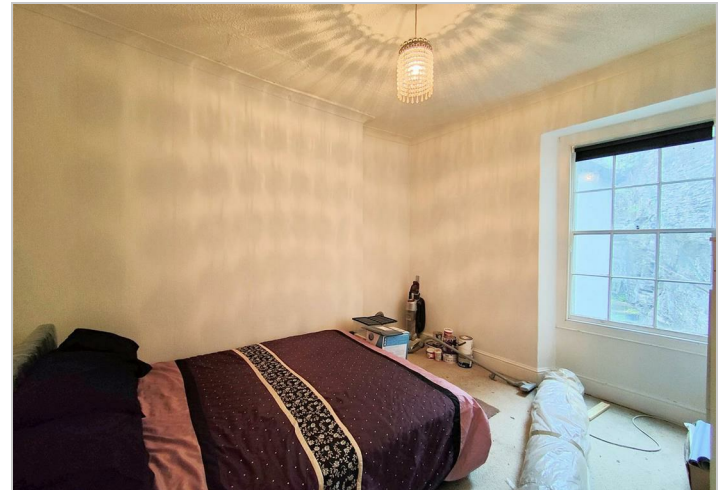
TBC

Directions

From Tavistock Town centre proceed along West Street. After approx. 1/4 of a mile the property will be found on your right hand side.

Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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