



Town • Country • Coast



Paddons Court
Tavistock

Guide Price £179,955



Paddons Court

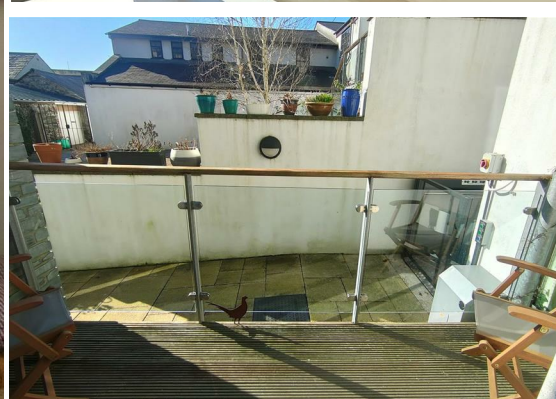
Tavistock

This is a beautifully presented ground floor apartment located in a modern, specifically designed building in the centre of Tavistock. The property is a short distance from the main high street, yet with its own beautifully maintained private courtyard, it feels quiet and peaceful. The communal areas are well maintained and are kept clean, the building is accessed via a glass coded door.

You enter the property into a hallway where you can take your coat and shoes off, this leads through to the open plan living area which is bright and has generous proportions giving plenty of space for a dining table and a lounge suite. The kitchen itself is well appointed with a range of storage cupboards and worktop space including a built in dishwasher, oven & hob. A balcony which gets the afternoon sun is a perfect place to sit out and relax.

The two bedrooms are both double rooms with the larger, bedroom one having built in wardrobes. The bathroom has a walk in double shower, WC & basin.





Communal Area

Entrance Hall

Open Plan Living Area

19'6 x 16'6 max (5.94m x 5.03m max)

Bedroom 1

11'9 x 7'9 (3.58m x 2.36m)

Bedroom 2

Bedroom 2

9'1 x 8'2 (2.77m x 2.49m)

Bathroom

9' x 7' (2.74m x 2.13m)

Tenure

Leasehold - 125 Years from 2006. Ground rent £50pa. Management Charge £1410.68pa

Council Tax Band

B

Services

Mains Water, Electricity, Gas & Drainage

EPC

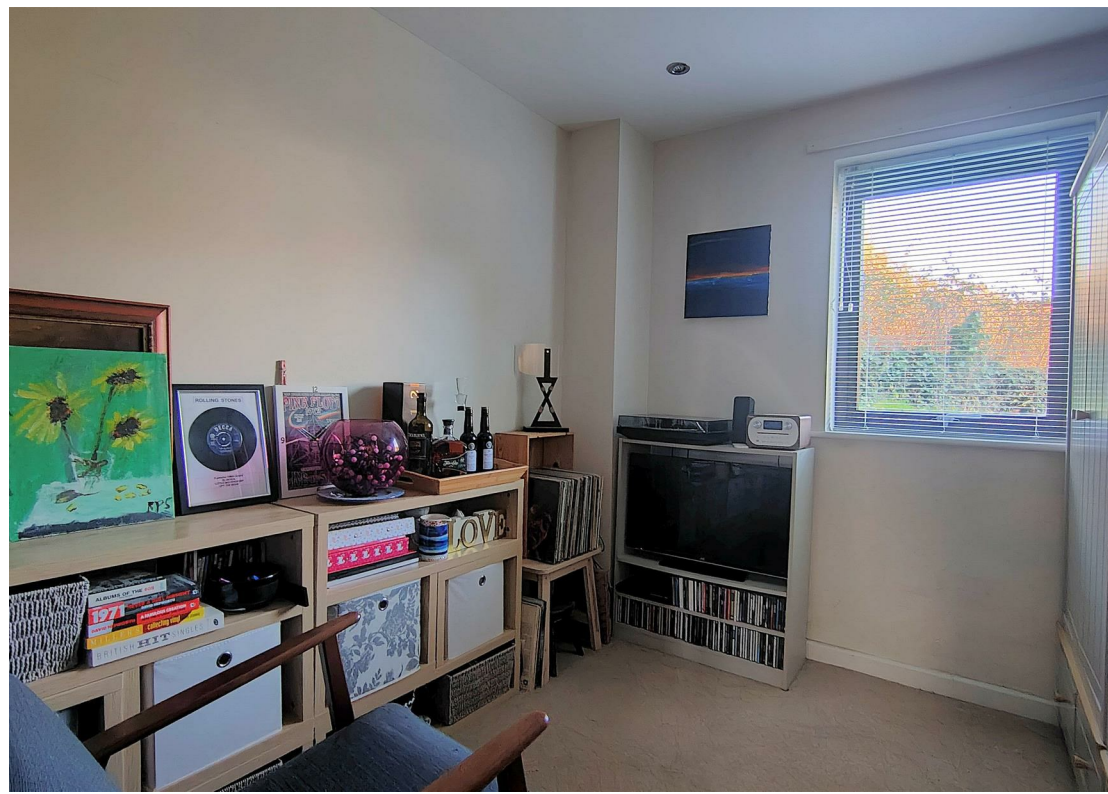
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Situation

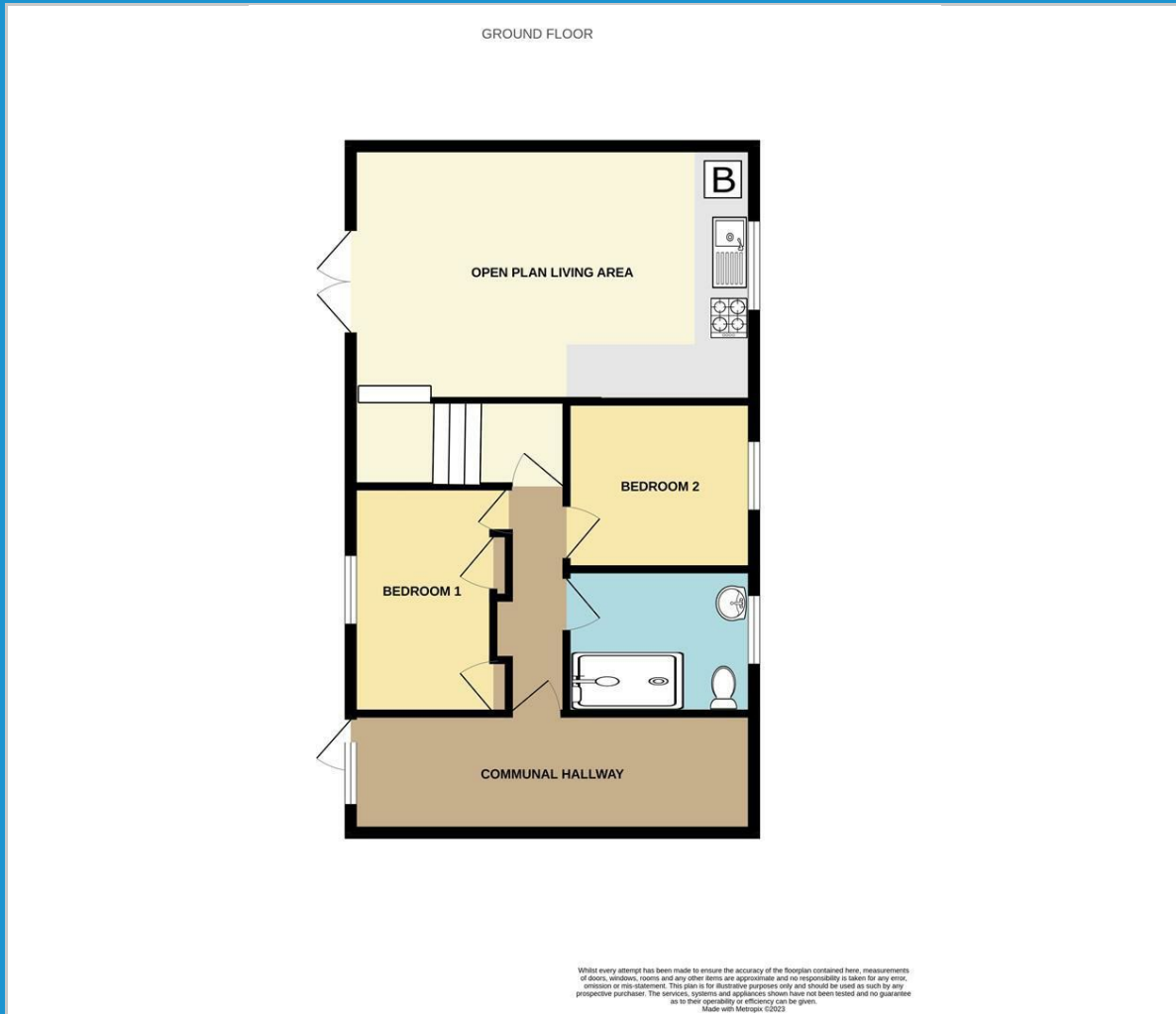
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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.

Directions

From Tavistock town centre proceed along Brook Street. Turn left into Paddons Row, a pedestrian shopping mews, a gate on your right leads into the large courtyard and the entrance door to the building is in front of you.



Floor Plan



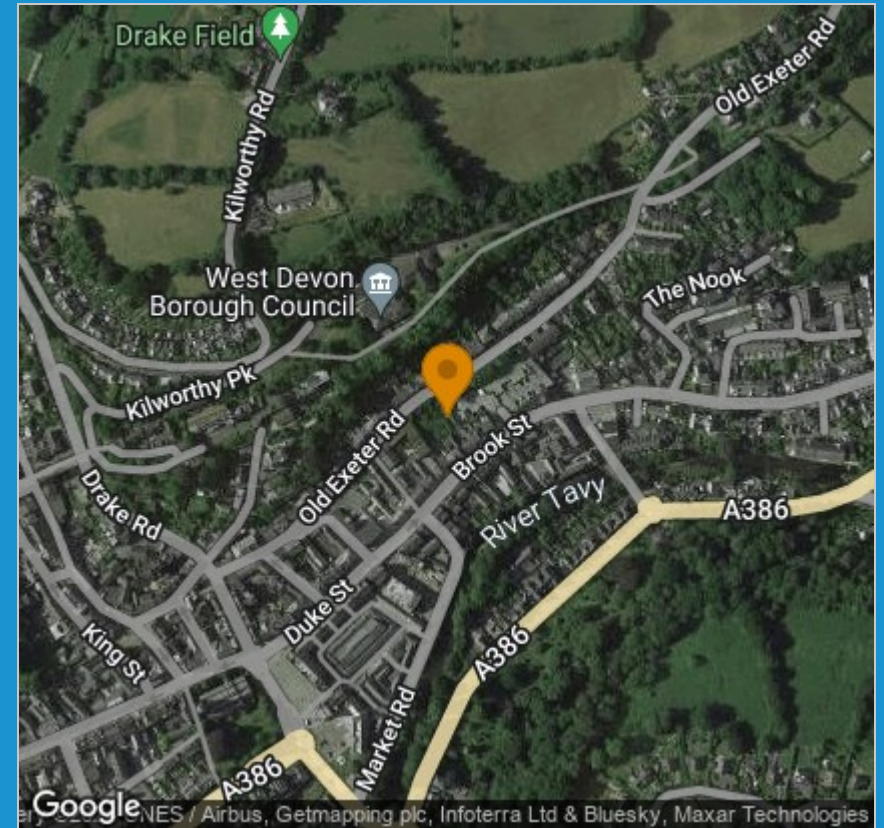
Viewing

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.

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Area Map



Energy Efficiency Graph

