



Town • Country • Coast



River Court

Tavistock

Offers In Excess Of £150,000



River Court

Tavistock

Peacefully tucked away a short walk from Tavistock town centre lays this two bedroom home offered with NO ONWARDS CHAIN!

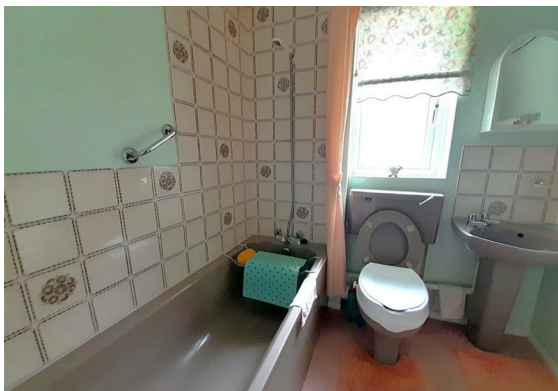
Benefitting greatly from its delightful position in town and an idyllic setting next to the river Tavy with generous communal gardens, this property has served as a home away from home to the current owner perfectly but offers itself well to a range of uses.

Internally, accommodation offers entry through to a generous living/ dining room with a separate kitchen as well as two storage cupboards sitting to the ground floor.

The first floor offers two double bedrooms, the master benefitting from an over stair storage cupboard as well as a good sized family bathroom.

Externally the property offers private allocated parking as well as visitor parking available in an allocated bay. Private communal rear gardens complete with a large lawn and a variety of seating areas to enjoy the delightful position within Tavistock.

A video walkthrough is available and viewings are highly recommended and available by appointment only.



**Entrance Porch**

4'10 x 2'11 (1.47m x 0.89m)

Kitchen

8'04 x 7'09 (2.54m x 2.36m)

Living/Dining Room

15'07 max x 9'10 max (4.75m max x 3.00m max)

Landing

6'01 x 3'11 (1.85m x 1.19m)

Bedroom One

12'03 x 8'05 (3.73m x 2.57m)

Bedroom Two

8'10 x 8'10 (2.69m x 2.69m)

Bathroom

6'05 x 5'10 (1.96m x 1.78m)

Tenure

Leasehold. 999 years from 1981.
Maintenance £600pa. Building Insurance £200.

EPC

46/E

Council Tax Band

B

Services

Mains electricity, gas, water and drainage.

Situation

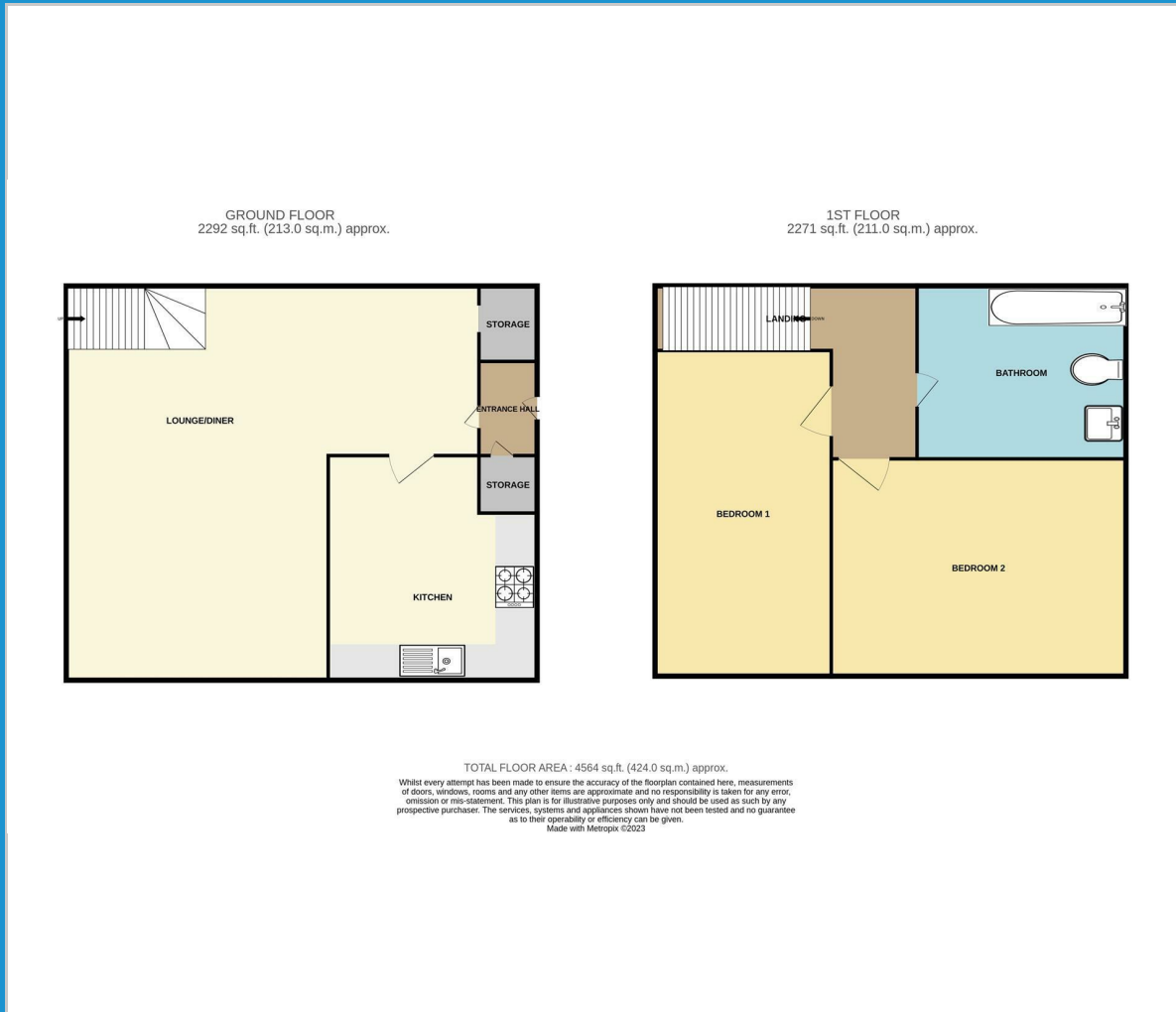
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the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

Agent's Note

AGM Management, £500 per annum maintenance charge.



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.

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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Area Map



Energy Efficiency Graph

