



TAVISTOCK

GUIDE £220,000



FLAT 9

BEDFORD COURT, TAVISTOCK, DEVON, PL19 8BQ

A stunning southwest facing town centre apartment with lift access, balcony, and valuable allocated parking.

Modern Apartment

Presented In the Highest Order

Two Bedrooms and Two Bathrooms

22' Light and Airy Fitted Kitchen/Dining/Living Room

Southwest Facing Balcony

Underfloor Heating Throughout

Close Level Reach of Amenities and Good Transport Links

GUIDE £220,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

A stunning and spacious two-bedroom, two-bathroom modern southwest facing town centre apartment with balcony, lift access, and valuable private allocated parking. Conveniently situated in close level reach of amenities and good transport links. This stylish apartment is beautifully presented throughout with light and airy accommodation which is a real credit to the current owners. The apartment enjoys a pleasant outlook over the town and has underfloor heating throughout with individual room thermostats. Early viewing is recommended.

From the communal hallway and lifts, a solid wooden front door leads into the welcoming entrance hall with exposed wooden flooring and built-in double cloaks cupboard with space and plumbing for an automatic washing machine and tumble dryer, and an additional built in storage cupboard with shelving. The hub of this fabulous apartment is the superb light and airy 22' fitted kitchen/dining/living room enjoying a sunny southwest facing aspect over the town and featuring the continuation of the exposed wooden flooring. The kitchen area is fitted with a range of matching wall and base cabinets with built-in appliances including a stainless-steel oven and grill, inset four-ring gas hob, dishwasher, fridge, and freezer. Accessed off this spacious room through French doors is the balcony with steel balustrade, enjoying the sunny southwest facing aspect and providing a lovely space for outside dining and enjoying the sunshine. There are two light and airy bedrooms, both enjoying the southwest aspect to the front. The generous master bedroom has twin windows to front and built in wardrobes. There is access from here to an ensuite shower room, which has fully tiled walls and is fitted with a modern white suite. The second bedroom has a built-in airing cupboard, and the accommodation is completed with the main bathroom, again fully tiled and fitted with a modern white suite.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park fantastic for walking, cycling, and riding. This vibrant and friendly town hosts a wealth of restaurants and cafes selling locally produced food. Enjoy some shopping with the vast range of local independent shops, the bustling pannier market and award-winning farmers' market. Primary and secondary education both state and private is well catered for in local schools. The Meadows located in the centre of the town provides a children's play area, a bandstand, a sensory garden, tennis courts, bowling club and plenty of open space. Indeed, Tavistock can claim to have everything adding up to a quality of life which would be hard to rival.

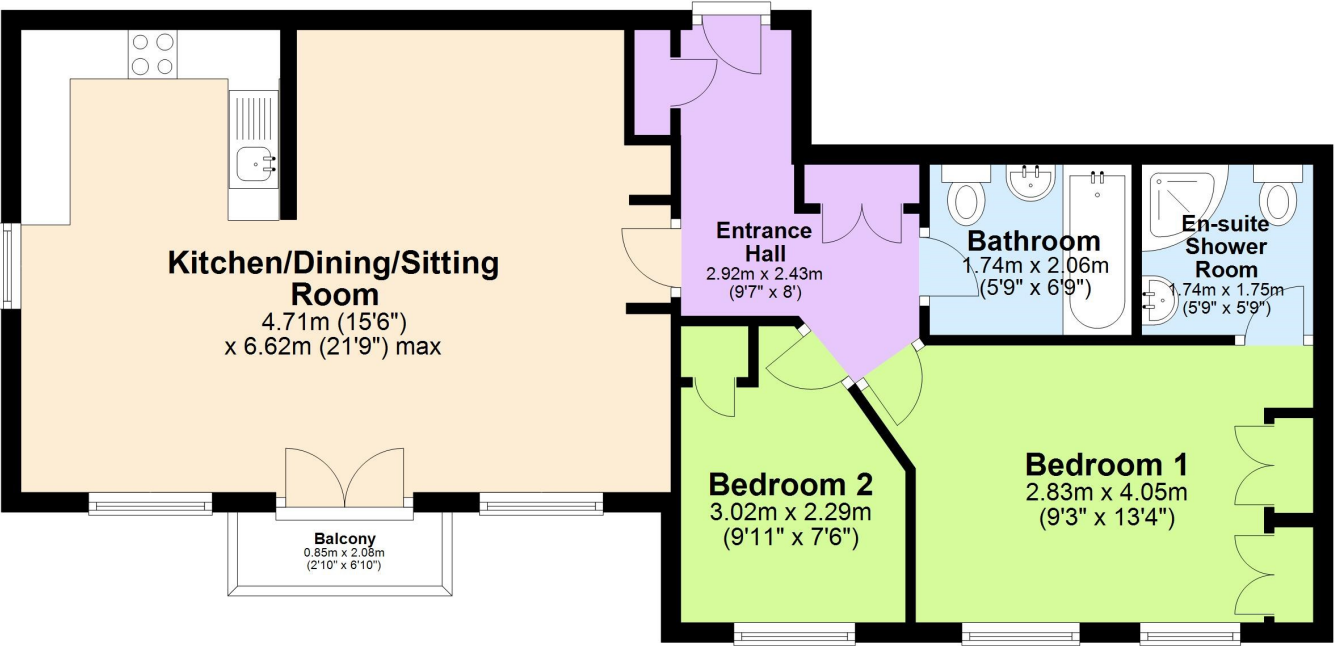
Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol, and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

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 shown in the floorplan.

First Floor



FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.
Copyright © Mansbridge Balment 2019
Plan produced using PlanUp.





OUTSIDE

To the rear of the building is private allocated private parking for one vehicle.



SERVICES

All mains services are connected to the property.

TENURE

Leasehold with the remainder of a 999-year lease which commenced on 25th December 2006.

We understand there is ground rent of £50 per annum and a service charge of approximately £2400 per annum.

OUTGOINGS

We understand this property is in 'C' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Bedford Square turn left at the mini roundabout onto West Street, follow the road until the T-junction and turn left onto Russell Street where the entrance to Bedford Court will be found shortly on the left-hand side.

BETTER *COVERAGE*, WIDER *CHOICE*
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



EPC BAND 80 RATING C

BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY
Tel: 01822 612345
E: tavistock@mansbridgebalment.co.uk



TAVISTOCK · YELVERTON · BERE PENINSULA
OKEHAMPTON · LONDON MAYFAIR

*** PL19, PL20, EX20**

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.