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31 Skylark Rise Whitchurch, Tavistock, PL19 9FT

A modern apartment in a convenient location benefitting from off-road parking. Ideal investment or first-time buy.

Tavistock 2 miles Whitchurch Down 1 mile Plymouth 13.5 miles

- Modern First Floor Apartment • 2 Bedrooms • Bathroom & En-Suite • Off-road Parking • Entry Phone Access • Investment Opportunity • Double Glazed • No Chain •

Guide price £145,000

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SITUATION

This modern 2-bedroom apartment is situated on the edge of Tavistock yet within reach of the centre with all of its facilities and amenities. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after independent school, Mount Kelly, whilst the largely 19th century town centre is focussed around the Pannier Market and Bedford Square, where regular farmers' markets are held. Tavistock straddles the river Tavy and borders with the Dartmoor National Park along its eastern edge, making it an extremely popular destination for lovers of the outdoors with walking, riding, cycling and exploring all on the doorstep.

To the west of the town further opportunities to discover the region's rich heritage can be enjoyed on the Devon/Cornwall boundary along the Tamar River Valley. Plymouth, some 13.5 Miles to the south, offers extensive amenities with the added attraction of its coastal access and the Mayflower Marina which is particularly appealing to sailing enthusiasts. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London

and the rest of the UK via its railway links and the M5 motorway.

DESCRIPTION

Situated in a peaceful setting in a small, modern block of apartments, this well-presented 2-bedroom, 2-bathroom apartment benefits from allocated parking and a secure entry phone system. This property should appeal to first-time buyers, landlord investors and those seeking a low-maintenance or "lock-up-and-leave"-type property in a convenient setting within reach of Tavistock town. The property is available with no onward chain and we would encourage a viewing at the earliest opportunity.

ACCOMMODATION

The accommodation is clearly shown on the floorplan overleaf and is accessed through a communal entrance with entry phone system into a hallway with stairs leading to the first floor landing area. The entrance door into the apartment leads into a hallway with doors to every room, an entry phone receiver and a cupboard for coats and boots.

The family bathroom comprises a panelled bath with shower attachment and splash back tiling with Mira Zest electric shower, low-level WC and pedestal wash hand basin. Opposite is the sitting room with an



entrance door further along the hallway, with a window to the front and TV and telephone points. The kitchen benefits from base-level cupboards with roll-top work surfaces over, incorporating 1 ½ -bowl stainless steel sink and drainer and a mixer tap with splash back tiling. Within the centre of the kitchen is an integrated oven with gas hob and extractor hood over, an integrated washing machine/dryer and integrated fridge freezer. A cupboard houses the boiler and there are a range of high-level cupboards with downlighting. Two windows give a good amount of light to the kitchen area.

The first bedroom benefits from an adjoining en-suite with a tiled shower enclosure with folding door and mains-fed shower, a low-level WC, pedestal wash hand basin with splash back tiling and cabinet over. In the bedroom there are two wardrobes with hanging rails and overhead storage. The second bedroom is of a good size and benefits from a front facing window.

OUTSIDE

To the rear of the property is a communal lawn with bench and refuse storage. A rear entrance door leads into the communal hallway via a shared pathway.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. There is mains gas-fired

central heating to radiators throughout. Please note that the agents have neither inspected nor tested these services.

TENURE

Leasehold. The apartment is being sold with the remainder of a 125-year lease which commenced in 2009. The service charge is currently £1,277.54 per annum and the ground rent is currently £250.00 per annum.

RESIDENTIAL LETTINGS AND MANAGEMENT

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01822 619818.

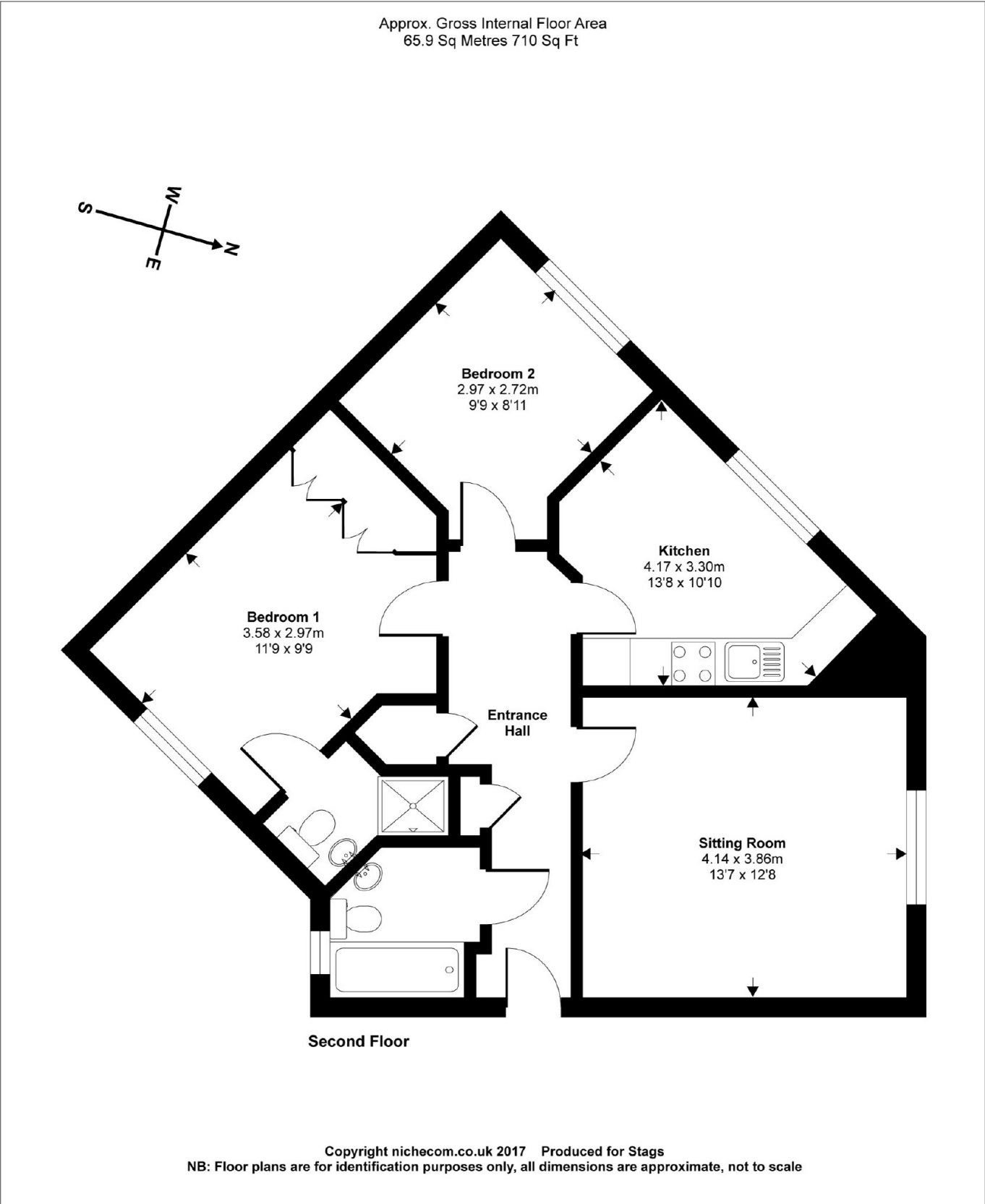
VIEWINGS

Strictly by appointment with the vendor's sole agents, Stags.

DIRECTIONS

From Tavistock, take Whitchurch Road out of Tavistock towards Whitchurch/Plymouth, after 1.3 miles and upon reaching the crossroads just after the Post Office, take the right turn onto Anderton Lane and continue until reaching Buzzard Road. Turn right at Buzzard Road and left onto Skylark Rise, where the property can be found facing you.





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