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15 Abbey Court
Tavistock, PL19 0AP

A high-quality, stylish town centre apartment with its own balcony and two shared roof terraces.

Town Centre 200 yards Whitchurch Down 1 mile Plymouth 15 miles

- Striking Modern Apartment
- Investment Opportunity
- Marble-tiled Bathroom
- Balcony and 2 Shared Roof Terraces
- Central Tavistock
- Top Floor with Lift Access & Secure Entry Phone
- Long Leasehold

Guide price £157,500

Cornwall | Devon | Somerset | Dorset | London

SITUATION

This 2-bedroom, executive-style apartment has been finished to a high standard and offers comfortable living, being located within a modern development which is situated extremely conveniently in the very heart of Tavistock. Bedford Square, the Pannier Market and the town's high street, with its shops, cafes, facilities and transport links, are all within just a few hundred yards.

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 private and independent school, Mount Kelly, whilst the largely 19th-century town centre hosts regular farmer's markets. 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 can be found the Tamar Valley, along the Devon/Cornwall border, offering further opportunities to discover the region's rich heritage.

Plymouth, some 15 miles to the south, offers extensive amenities with the added attraction of its coastal access and the Mayflower Marina. The cathedral city of Exeter lies some 40 miles to the northeast, providing connections to London and the rest of the UK via its railway links and the M5 motorway.

DESCRIPTION

Abbey Court was built some 10 years ago and is comprised of 14 apartments, each with lift access and a video entry phone system, arranged into two distinct enclaves linked by an attractively landscaped inner walkway. This apartment is located within the northern wing of the development, on the top floor, with a south-facing balcony off the living room, and convenient pedestrian access the town centre via a gate to Drake Road. The internal communal areas of the building have been designed well, allowing excellent natural light to permeate throughout. There is lift access between street level and the apartment, without climbing any stairs.

In addition to offering a convenient lifestyle opportunity for those looking to purchase in the centre of the town, this contemporary home would also make an excellent retirement purchase, low-maintenance bolt-hole/second home or rental investment.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf, with entry off the communal landing initially by way of a vestibule. To one side is a built-in shoe cupboard and a further internal door leads into the the dual-aspect, open-plan living/dining room.

Internally, the apartment itself has been finished with quality, including black granite kitchen work surfaces and full marble floor and wall tiling in the bathroom. The kitchen comes well-equipped with a good range of fitted



wall-mounted cupboards and base-level units beneath the granite surfaces, in addition to a full compliment of integral units including a dishwasher, washer/dryer, fridge, freezer and a 4-ring gas hob with an electric oven beneath. Accessed off the living area, the balcony is roughly south-facing and so enjoys the afternoon and setting sun during the summer months.

Beyond the living area, the two bedrooms and bathroom are accessed through an inner hallway which also contains the boiler/airing cupboard. The larger of the bedrooms is furnished with a fitted, mirrored wardrobe, whilst the marble-tiled bathroom features a suite comprised of a wall-mounted basin, WC with concealed cistern and a P-shaped bath with separate shower attachment.

An additional benefit to the apartment is the high energy efficiency and excellent thermal insulation, ensuring that the property maintains a comfortable heat throughout the year and helping to reduce the owner's energy bills.

OUTSIDE

In addition to the private balcony, the apartment has the use of two large shared roof terraces (one amounting to 620sq.ft, the other 880sq.ft), both offering some fine views. Dartmoor is visible beyond the townscape to the east, whilst on the western side is the town's imposing yet attractive viaduct.

SERVICES

Mains water, gas, electricity and drainage are all connected to the property. There is gas central heating throughout.

TENURE & CHARGES

The apartment is being offered with the remainder of a 999-year lease which commenced in 2008. Leaseholders also enter into the management company and take a 14th share of the Freehold of the building, meaning that there is no ground rent to pay. The Service Charge amounts to £1,350 per annum, inclusive of buildings insurance, and is paid in two 6-monthly instalments of £675.

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.

VIEWING

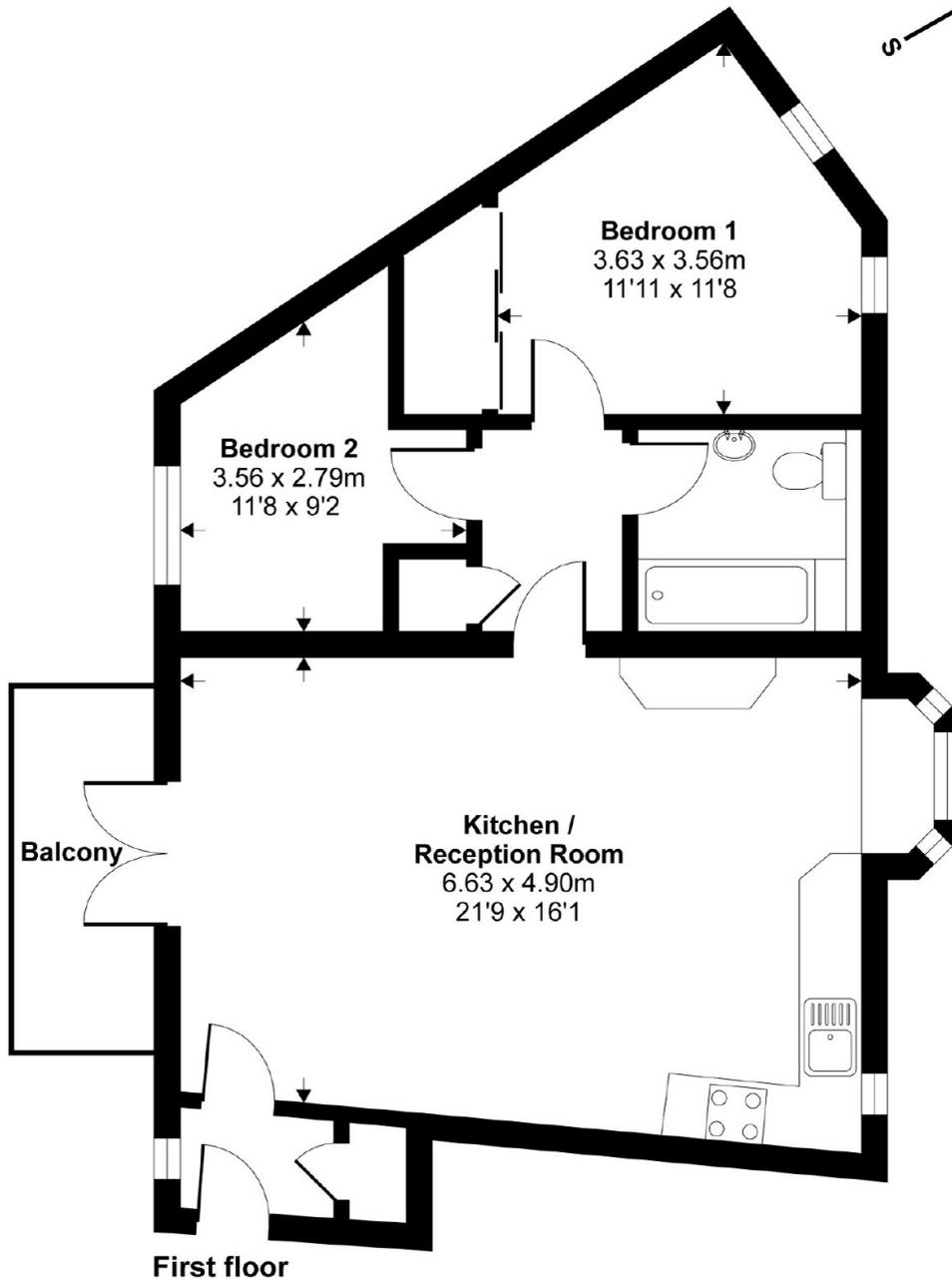
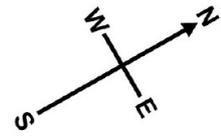
Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Tavistock's Bedford Square in the town centre, proceed along Drake Road and Abbey Court will be seen after a short distance on your left. There is a pedestrian gate off Drake Road at the far end of the building. Alternative access can be gained through the gated vehicular entrance on Pym Street.



Approx. Gross Internal Floor Area
62.9 Sq Metres 678 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	85
(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	