



mansbridgebalment

TAVISTOCK

£129,950

37 Saxon Road, Tavistock PL19 8JS

SITUATION AND DESCRIPTION

Located on the first floor of this prestigious manor house development, constructed in 2010 by Messrs Taylor Wimpey, amid seven acres of private parkland located on the western fringes of Tavistock town.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. 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.

A two bedroom first floor apartment, fully double glazed and benefiting from underfloor central heating, with open plan sitting/dining room, fully fitted kitchen, two bedrooms (master ensuite), separate bathroom and entrance hall. To the rear of the building there is a private allocated parking space.

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 as follows:

COMMUNAL ENTRANCE DOOR

With videophone entry system to:

COMMUNAL HALLWAY

Stairs to first and second floors.

SHARED VESTIBULE

ENTRANCE DOOR

Solid entrance door.

ENTRANCE HALL

Built-in housekeeper's cupboard; heating controls. Doors to:

SITTING ROOM/DINING ROOM/KITCHEN

22' x 11' 4" narrowing to 8' 2" (6.71m x 3.45m narrowing to 2.49m)

A light, bright open plan room with seating area; ample space for dining table and chairs; kitchenette fitted with a modern range of wall and base units with roll edge worksurfaces over, incorporating a stainless steel single drainer sink unit with mixer tap over, single oven, four ring gas hob with stainless steel extractor canopy over; space for tall fridge/freezer; plumbing for automatic washing machine; plumbing for dishwasher; two windows to side; two windows to rear; French doors opening to Juliet balcony.





BEDROOM ONE

11' 7" x 8' 6" (3.53m x 2.59m) (Plus door recess)

Window to rear. Door to:

ENSUITE

Fitted with a white suite comprising pedestal wash handbasin, low flush WC, fully tiled shower cubicle with electric shower over; spotlighting; light activated extractor fan.

BEDROOM TWO

11' 8" x 5' 8" (3.56m x 1.73m)

Window to rear.

BATHROOM

Fitted with a white suite comprising panelled bath with mixer tap and wall mounted shower handset, low flush WC, pedestal wash handbasin; chrome heated towel rail; spotlighting; light activated extractor fan.



OUTSIDE:

Residents enjoy the use of the large communal gardens and parkland. A private parking space is provided to the rear of the building and there is ample visitors' parking.

LEASE

We understand that the apartment is held on the remainder of a 125 year lease which commenced in January 2010.

SERVICE CHARGE

The service charge for 2019 is £1,166.97 p.a.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

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

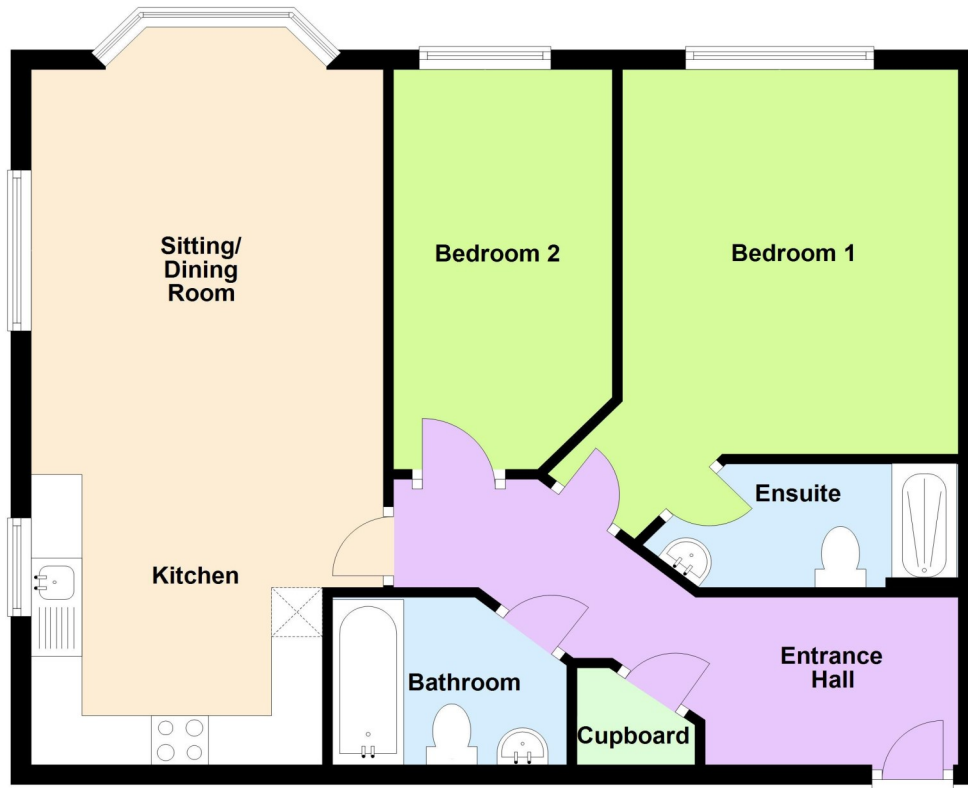
VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock's Bedford Square via Drake Road (between the Banks) and continue up the hill. Take the third turning on the left into Butcher Park Hill and Glanville Road. Take the second right into Courtlands Road and proceed to the T-junction. Turn right and right again at the mini-roundabout to Montgomery Drive. Take the first turning left into The Heights and continue past the mini-roundabout where the Manor House will be clearly seen on the left hand side.

First Floor Apartment



Total area: approx. 697.0 sq. feet

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 2017
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MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***

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*** PL19, PL20, EX20**