



  
mansbridgebalment

TAVISTOCK

£105,000





20 River Court, Tavistock PL19 0HL

### SITUATION AND DESCRIPTION

Offered with no onward chain, a one double bedroom corner house nicely situated in a riverside location, enjoying lovely views over the River Tavy within the popular River Court development of similar properties. The property benefits from good size attractive communal gardens that border the River Tavy, private allocated parking and conveniently situated a level walk from the town centre, all its amenities and good transport links.

This property would benefit from some refurbishment but does benefit from gas fired central heating with combination boiler and modern PVCu double glazing throughout. The property would suit first both private buyers and those looking for a buy to let investment.

### 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:

Obscure PVCu double glazed door with storm porch and outside lighting leads into:

#### **SITTING ROOM**

12' 8" x 8' 9" (3.86m x 2.67m) minimum not including recess

Television point; telephone point; wall hung gas fire; staircase rises to first floor; PVCu double glazed bay window with deep sill to rear overlooking communal garden and River Tavy; double radiator.

#### **KITCHEN**

9' 3" x 6' 6" (2.82m x 1.98m)

Fitted with wall and base cabinets with roll top worksurfaces and tiled splashbacks; inset stainless steel single sink unit with drainer; space for cooker; space and plumbing for automatic washing machine; space for undercounter fridge and freezer; breakfast bar; understairs storage cupboard with shelving; PVCu double glazed window to side overlooking gardens; double radiator.

#### **FIRST FLOOR:**

#### **LANDING**

Access to loft space; doors to both first floor rooms.





### **BEDROOM**

12' 8" x 9' 6" (3.86m x 2.9m)

Television point; telephone point; built-in linen cupboard with shelving housing an Ideal gas fired combination boiler; PVCu double glazed window to rear with lovely outlook over the River Tavy; double radiator.

### **BATHROOM**

6' 6" x 6' (1.98m x 1.83m)

Fitted with a matching coloured suite comprising panelled bath with tiled surround and shower mixer tap; low level WC, pedestal wash handbasin with tiled splashbacks; obscure PVCu double glazed window to side; radiator.

### **OUTSIDE:**

Opposite the main entrance is a lockable store with shelving.

The property is superbly located in a riverside location and benefits from the attractive and good sized communal gardens which border the River Tavy.

There is a parking area where there is private allocated parking for one vehicle and ample visitor parking spaces.

### **TENURE**

Leasehold. With the remainder of a 999 year lease from 1981.

There is a maintenance charge of £500 per annum and buildings insurance of £150 per annum.

### **SERVICES**

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

### **OUTGOINGS**

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

### **VIEWING**

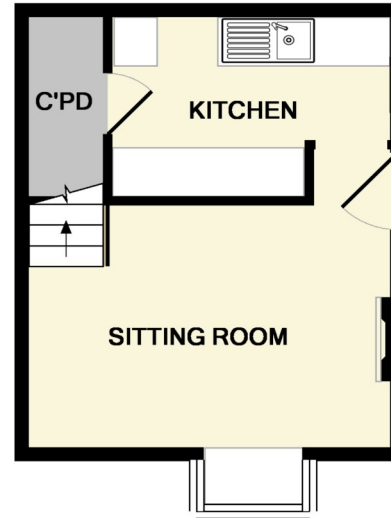
By appointment with MANSBRIDGE BALMENT on 01822 612345.

### **DIRECTIONS**

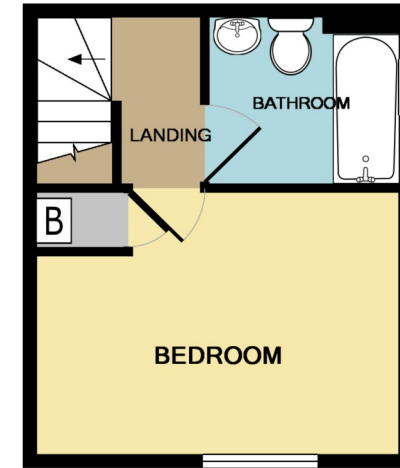
From Tavistock's Bedford Square, proceed over Abbey Bridge turning left at the roundabout into Dolvin Road and the A386 Okehampton Road. Proceed over the mini roundabout and continue for a short distance before turning right into River Court where the property will be found towards the rear in a riverside location as indicated by our 'For Sale' sign.



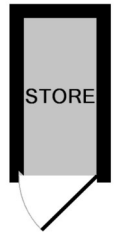
**BETTER *COVERAGE*, WIDER *CHOICE***  
**MORE LOCAL OFFICES** than any other Estate Agent in our **AREA \***



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 19.4 SQ.M.  
 (209 SQ.FT.)



FIRST FLOOR  
 APPROX. FLOOR  
 AREA 18.9 SQ.M.  
 (204 SQ.FT.)



TOTAL APPROX. FLOOR AREA 39.9 SQ.M. (430 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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TAVISTOCK · YELVERTON · BERE PENINSULA  
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**\* PL19, PL20, EX20**

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