



mansbridgebalment

TAVISTOCK

£210,000



9 Bedford Court, Garden Lane, Tavistock, PL19 8BQ

SITUATION AND DESCRIPTION

Offered with no onward chain, a modern well presented two bedroom two bathroom south west facing first floor apartment with balcony and lift access and valuable allocated off road parking conveniently situated in the heart of Tavistock town centre and within close reach of all the amenities and transport links.

This stylish light and airy apartment enjoys a pleasant outlook over the town and benefits from a fully fitted kitchen and underfloor heating throughout with individual room thermostats and its accommodation briefly comprises: entrance hall, 22ft open plan fitted kitchen/dining/sitting room with south west facing balcony, two bedrooms (master with ensuite shower room), bathroom and allocated parking. The apartment also benefits from gas central heating and double glazing throughout. Early viewing recommended.

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:

From communal hall a solid wooden entrance door.

ENTRANCE HALL

Security entry phone system; built-in utility cupboard with shelving and space and plumbing for an automatic washing machine and tumble dryer; wooden flooring; two wall light points; built-in cloak cupboard with coat hooks.

KITCHEN/DINING/SITTING ROOM

21' 10" x 15' 7" (6.65m x 4.75m)

Spacious light and airy south west facing room fitted with a modern range of wall and base cabinets with concealed lighting with contrasting roll top worksurfaces with tiled splashbacks; inset stainless steel single sink unit with mixer tap and drainer; built-in 'Stoves Newhome' stainless steel oven and grill with matching inset four ring gas hob above with stainless steel splashback and extractor hood over; built-in 'Diplomat' dishwasher; built-in under counter fridge and freezer; wall mounted 'Baxi' gas fired boiler; spotlighting; television point; telephone point; wooden flooring; three wall light points; two double glazed windows to front with town views; additional double glazed window to side; double glazed French doors open to:





BALCONY

6' 10" x 2' 10" (2.08m x 0.86m)

Enjoying a sunny south west aspect enclosed and laid with wooden decking and providing a lovely space for outside dining and enjoying the sunshine and town views.

BEDROOM ONE

13' 10" x 9' 6" (4.22m x 2.9m)

Built-in mirror fronted wardrobes with hanging and storage; television point; telephone point; two double glazed windows to front with town views; door leads to:

ENSUITE SHOWER ROOM

6' 0" x 5' 9" (1.83m x 1.75m)

Fully tiled and fitted with a white suite comprising corner shower cubicle with chrome thermostatic shower; low level wc; wall hung wash hand basin; shaver light; extractor fan; tiled flooring; stainless steel heated towel rail

BEDROOM TWO

8' 3" x 7' 8" (2.51m x 2.34m)

Built-in airing cupboard housing modern pressurised hot water cylinder with immersion; double glazed window to front with town views.

BATHROOM

6' 0" x 6' 0" (1.83m x 1.83m)

Fully tiled and fitted with a white suite comprising panelled bath with shower mixer tap; low level WC; wall hung wash hand basin; shaver light; extractor fan; tiled flooring; stainless steel heated towel rail.

OUTSIDE

There is a valuable and private allocated parking space for one vehicle.



TENURE

Leasehold. With the remainder of a 999 year lease from 25 December 2006.

We understand there is Ground Rent of £50 per annum and a Service Charge of approximately £1600 per annum.

SERVICES

Mains electricity, mains gas, mains water and mains drainage

OUTGOINGS

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

VIEWINGS

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Bedford Square turn left at the mini roundabout into West Street. Follow this road to the T junction and turn left into Russell Street and after a short distance Bedford Court will be found on the left.

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*** PL19, PL20, EX20**