



TAVISTOCK

£189,950
LEASEHOLD



1b Bedford House, Bedford Square, Tavistock, PL19 0AE

SITUATION AND DESCRIPTION

Offered with no onward chain, An immaculately presented and extremely spacious 2 double bedroom south facing duplex apartment forming part of an elegant period building conveniently situated in the heart of Tavistock town centre enjoying views over St Eustachius' Church, Bedford Square and the Town Hall all within easy reach of all the amenities. This lovely light and airy apartment offers well proportioned accommodation set over 2 floors which briefly comprises: entrance hall; cloakroom; 16' fitted kitchen/dining room; 15' sitting room; spacious landing; 2 double bedrooms and generous modern bathroom. Early viewing recommended.

ACCOMODATION

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 leads into:

ENTRANCE HALL

Security entry phone system; staircase rises to Second Floor; wooden doors into sitting room and into:

CLOAKROOM

4' 6" x 4' 6" (1.37m x 1.37m)

Fitted with a white suite comprising low level WC; wall hung wash hand basin with tiled splash backs; wall mounted electric radiator

KITCHEN/DINING ROOM

16' 2" x 12' 2" (4.93m x 3.71m)

Good sized light and airy room fitted with a range of matching wall and base cabinets with concealed lighting and contrasting roll top worksurfaces with tiled splash backs; inset 1 1/2 bowl stainless steel sink unit with mixer tap and drainer; built-in stainless steel oven and grill with matching 4 ring electric hob above with concealed extractor fan over; built-in automatic washing machine; space for under-counter fridge; spot lighting; laminate floors; tall multi paned window to front with secondary glazing with town views along West Street; wall mounted electric radiator opening into:





SITTING ROOM

15' 6" x 14' 3" (4.72m x 4.34m)

Another good sized room with television point; telephone point; tall multi paned window to side with security glazing over-looking St Eustacius' Church; wall mounted electric radiator

SECOND FLOOR LANDING

17' 9" x 10' 5" (5.41m x 3.13m) maximum

Large landing with built-in storage cupboard; 3 wall light points; 3 double glazed Velux windows; doors to all 2nd floor rooms; wall mounted electric radiator

BEDROOM ONE

15' 7" x 14' 0" (4.75m x 4.27m)

Spacious bedroom with television point; multi paned window to side with secondary glazing overlooking the Church and Bedford Square; wall mounted electric radiator



BEDROOM TWO

16' 3" x 11' 9" (4.95m x 3.58m)

Another good sized double bedroom with access to loft space which is full height with Velux windows and a power supply with potential for conversion subject to the necessary planning; multi paned window to front with secondary glazing enjoying a lovely town aspect along West Street; wall mounted radiator.

BATHROOM

8' 9" x 8' 0" (2.67m x 2.44m)

Generous bathroom, part tiled and fitted with a modern white suite comprising panelled bath with chrome shower over with shower screen; low level WC; wall hung wash hand basin; shaver point; recess spot lighting; built-in airing cupboard housing lagged water cylinder with immersion; extractor fan; double glazed Velux window; wall mounted electric radiator



TENURE

Leasehold, with the remainder of a 125 year lease commencing 2007. We understand there is a Maintenance Fee of £700 per annum and a Ground Rent of £100 per annum.

SERVICES

Mains electricity, mains water and mains drainage.

OUTGOINGS

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

VIEWINGS

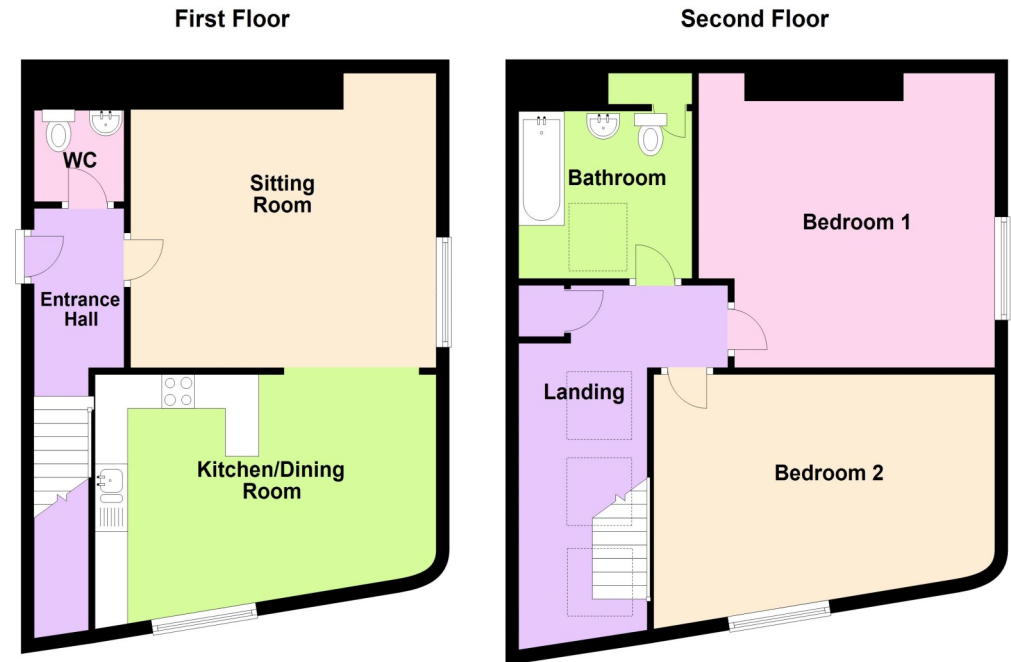
By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Bedford Square proceed along West Street where the entrance to the apartment will be found adjacent to the Newells Travel Agency.

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* PL19, PL20, EX20