



mansbridgebalment

TAVISTOCK

£149,950



## Flat 2B, 2 Vigo Bridge Road, Tavistock, PL19 0EY

### SITUATION AND DESCRIPTION

Offered with no onward chain, a spacious and well-presented three-bedroom duplex apartment enjoying lovely far-reaching moorland views towards Cox Tor forming part of a period building conveniently situated in the town centre and in easy reach of all its amenities and transport links. This well-proportioned apartment has been refurbished throughout including a re-covered natural slate roof, rewiring, replumbing, recently refitted kitchen, and contemporary bathroom and is a real credit to the current owner. Its light and airy accommodation set over two floors briefly comprises: good sized entrance hall; 13' refitted kitchen/dining room; 13' sitting room; modern bathroom; spacious landing and three bedrooms. The apartment also benefits from gas fired central heating with recently installed gas fired combination boiler and a new 299-year lease.

### 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 hallway solid fire door leads into:

#### **ENTRANCE HALL**

16' 6" x 5' 5" (5.03m x 1.65m)

Coat hooks; PVCu double glazed window to rear; staircase rises to second floor; laminate flooring.

#### **KITCHEN/DINING ROOM**

13' 1" x 11' 9" (3.99m x 3.58m)

Recently refitted with a modern range of matching wall and base cabinets with concealed lighting and contrasting roll top worksurfaces with matching splash backs; inset 'Franke' single sink unit with mixer tap and drainer; built-in stainless steel 'Beko' oven and grill; inset four ring induction hob; space and plumbing for automatic washing machine; space for under counter fridge and freezer; recently installed wall hung 'Veissmann' gas fired combination boiler; laminate flooring; spot lighting; PVCu double glazed window to rear; telephone point; double radiator.

#### **SITTING ROOM**

13' 0" x 10' 9" (3.96m x 3.28m)

Television point; sash window to front; double radiator.





#### **BATHROOM**

9' 6" x 6' 7" (2.9m x 2.01m)

Part tiled and refurbished with a white suite comprising panelled bath with 'Triton T80' shower over with shower screen; low level wc; washstand with his and hers wash hand basins and individual mirrors over; spotlighting; laminate flooring; extractor fan; sash window to front; double radiator.

#### **SECOND FLOOR LANDING**

16' 8" x 5' 9" (5.08m x 1.75m)

Access to loft space; stripped pine doors with original brass furniture leading to all second-floor bedrooms.

#### **BEDROOM ONE**

13' 2" x 11' 8" (4.01m x 3.56m)

PVCu double glazed window to rear with town glimpses towards the church tower; double radiator.

#### **BEDROOM TWO**

13' 8" x 11' 0" (4.17m x 3.35m)

Telephone point; sash window to front with fabulous far reaching moorland views towards Cox Tor; double radiator.

#### **BEDROOM THREE**

10' 3" x 6' 10" (3.12m x 2.08m)

Sash window to front with far reaching moorland views towards Cox Tor; radiator.



#### **TENURE**

Leasehold. With the a new 299 year lease.

We understand there is 50% share of the costs which includes insurance and building maintenance.

#### **SERVICES**

Mains Electric, 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.

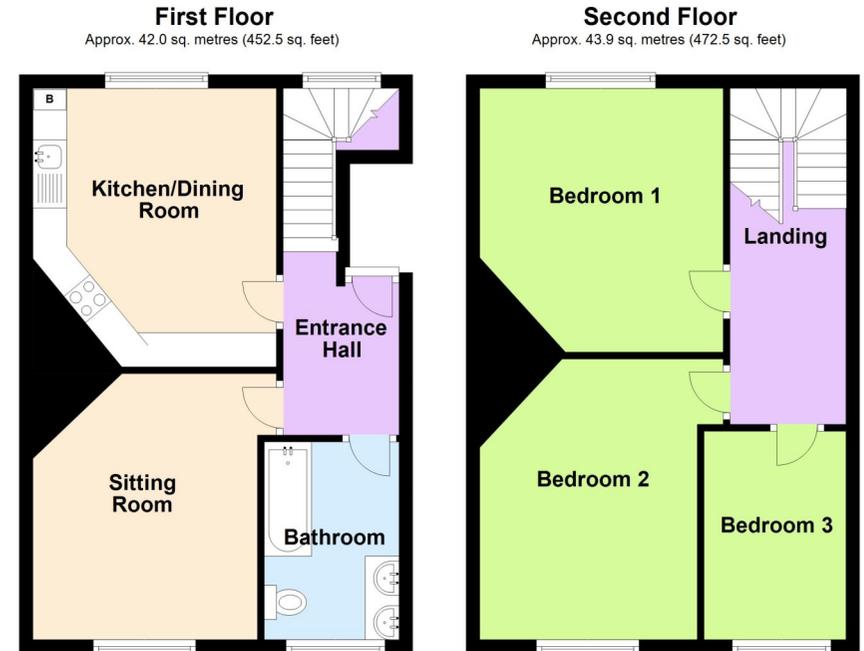
#### **DIRECTIONS**

From Tavistock's Bedford Square proceed along Duke Street and continue straight ahead into Brook Street. Continue straight ahead again, and at the Coop turn right onto Vigo Bridge Road where the property will be found shortly on the right-hand side.



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\* **PL19, PL20, EX20**

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