



mansbridgebalment

TAVISTOCK

£315,000
LEASEHOLD



14 WATERS EDGE

Parkwood Road, Tavistock PL19 0AR

*Spacious and luxurious top floor duplex apartment
within level walking distance of the town centre*



Two Bedrooms (One Ensuite)

27ft Living Room with Balcony

Views over River Tavy

Allocated On-Site Parking

Purpose Built Development

£315,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

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SITUATION AND DESCRIPTION

A duplex apartment located on the top floor of a purpose-built development originally constructed by Messrs Cavanna Homes approximately thirteen years ago, located within easy level walking distance of Tavistock town centre and the amenities therein.

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 large and luxurious duplex apartment located on the top floor of a purpose-built development with spacious accommodation arranged over two levels and including vestibule, entrance hall, open plan living room/dining room and kitchen, bathroom, master bedroom and second bedroom with ensuite facilities. The apartment benefits from PVCu double glazing and is warmed by gas fired central heating. There is allocated on-site parking and a balcony affording spectacular views over the River Tavy.



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:

ENTRANCE DOOR

Communal entrance door providing access to the lift and stairs to the upper floors. There is a walk-in lockable storage cupboard shared with one other apartment.

VESTIBULE

7' 2" x 3' 4" (2.18m x 1.02m)
Courtesy light.

ENTRANCE DOOR:

RECEPTION HALL

Coved ceiling; built-in airing cupboard housing the pressurised hot water cylinder; useful understairs storage space; entryphone; turning stairs to first floor; radiator. Doors to:



LIVING ROOM

27' 0" x 16' 3" narrowing to 9' 7" (8.23m x 4.95m narrowing to 2.92m)

This large open plan living/dining room is a light, bright space with two separate seating areas and a dining area ; coved ceiling; spotlighting; three radiators; two windows overlooking the river; open plan access to the kitchen; PVCu doors to outside and the:

BALCONY

Recently renewed with a new deck and handrail, the balcony affords super views of the River Tavy and is a pleasant place to sit or entertain.

KITCHEN

10' 3" x 8' 5" (3.12m x 2.57m)

Fitted with a good quality range of wall and base units with square edged worksurfaces over, incorporating a stainless steel single drainer one and a half bowl sink unit with mixer tap over; ceramic wall tiling; four ring hob with stainless steel extractor canopy over; integral fridge; integral freezer; space and plumbing for automatic washing machine; integral dishwasher; eye-level double oven with; built-in cupboard housing the gas central heating boiler; under-pelmet lighting; extractor fan; spotlighting.

BATHROOM

Fitted with a white suite comprising panelled bath with Mira electric shower and curved glass shower screen, vanity wash handbasin with fitted base storage cupboards and drawers and mirror and cupboards above, close coupled WC with concealed cistern; ceramic wall tiling; radiator; spotlighting.

FIRST FLOOR:

LANDING

Coved ceiling; access to roof space; radiator. Doors to:

MASTER BEDROOM

16' 10" x 10' 3" (5.13m x 3.12m)

Fitted mirror-fronted wardrobing; coved ceiling; spotlighting; radiator; Velux window.

BEDROOM TWO

13' 2" x 10' 7" (4.01m x 3.23m)

Fitted mirror-fronted wardrobing; coved ceiling; spotlighting; radiator; Velux window. Door to:

ENSUITE

Fitted with a white suite comprising pedestal wash handbasin with tiled splashback, low flush WC, fully tiled shower cubicle with mains shower over; radiator; storage cupboard; spotlighting; extractor fan.





TENURE

Leasehold. Subject to the remainder of a 199 year lease which commenced in July 2007. A service charge of £1880 is payable in two instalments on 1 January and 1 July.

SERVICES

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

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, proceed along Duke Street into Brook Street which in turn becomes Parkwood Road. Continue for approximately 200 metres where the entrance to the Waters Edge Development will be found on the right hand side. The communal entrance door leading to the subject apartment will be found to the left hand side of the parking area.



Denotes restricted head height

Approximate Area = 1070 sq ft / 99 sq m
Limited Use Area(s) = 71 sq ft / 7 sq m
Total = 1141 sq ft / 106 sq m

For identification only - Not to scale



FOURTH FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Mansbridge & Balment. REF: 685318



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* **PL19, PL20, EX20**

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