




mansbridgebalment

TAVISTOCK

£150,000



22 Parkwood Court, Parkwood Road, Tavistock PL19 0RH

SITUATION AND DESCRIPTION

Located on the first floor of a well regarded retirement complex which is age restricted to those 55 years and over. This complex is 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 two bedroom apartment located on the first floor of this purpose-built warden assisted retirement home with facilities including a well furnished day room, laundry room with washing machines and tumble dryer, and a refuse room.

Outside there are level communal gardens with paved areas as well as lawns and well stocked borders. In addition, there are some on-site parking facilities and visitors' parking.

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:

COMMUNAL ENTRANCE DOOR

A secure entrance door leads to a communal hall and lift access to the first floor.

ENTRANCE DOOR

Solid entrance door.

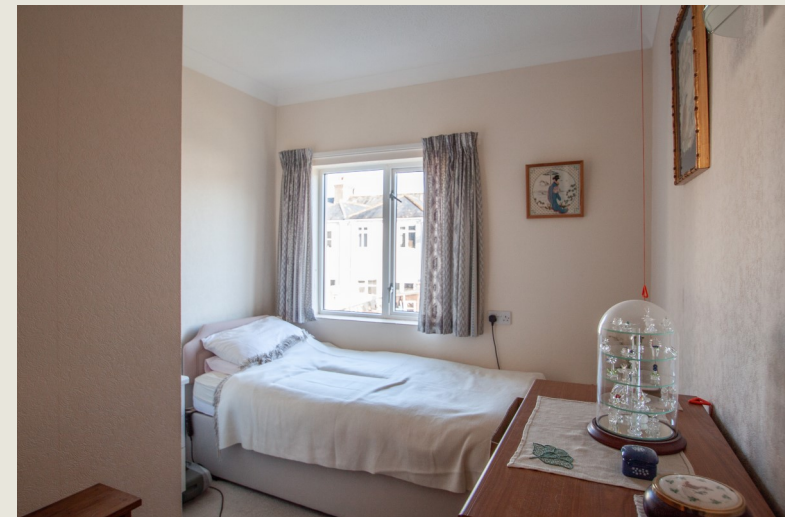
ENTRANCE HALL

Coved and textured ceiling; access to roof space; wall mounted heater; built-in storage cupboard with shelving and electricity meter; separate built-in airing cupboard with linen shelving; doors to:

SITTING ROOM

13' 6" x 13' (4.11m x 3.96m)

Feature fire surround with marble inset and hearth; coved and textured ceiling; three wall light points; emergency cord; Dimplex heater; window overlooking garden. Arch to:





FITTED KITCHEN

9' 9" x 5' 3" (2.97m x 1.6m)

Fully fitted with a modern range of wall and base units with roll edge worksurfaces over, incorporating a stainless steel one and a half bowl single drainer sink unit with mixer tap over; ceramic wall tiling; built-in single oven; electric hob; space for tall fridge/freezer; coved and textured ceiling.

BEDROOM ONE

11' 6" x 9' 1" (3.51m x 2.77m)

Built-in mirror fronted wardrobing with overhead storage cupboards and matching bedside drawers and dressing table; coved and textured ceiling; two wall light points; emergency cord; Dimplex heater; window overlooking communal garden.

BEDROOM TWO

13' 7" x 8' 8" narrowing 5' 5" (4.14m x 2.64m narrowing to 1.65m)

Built-in single wardrobe; coved and textured ceiling; wall light point; emergency cord; Dimplex heater; window to side.

SHOWER ROOM

Fully tiled with a coloured suite comprising vanity wash handbasin, walk-in shower, close coupled WC; heated towel rail; coved and textured ceiling; light activated extractor fan.

OUTSIDE:

Residents of Parkwood Court have the use of the well maintained communal gardens which surround the property. In addition, parking and visitors' parking is available.



SERVICES

Mains electricity, mains water and mains drainage.

TENURE

Leasehold. 100 years from 1989. We understand there is a Service Charge of approximately £3,200 per annum including Ground Rent.

OUTGOINGS

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

VIEWINGS

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, proceed along Duke Street which in turn becomes Brook Street. Continue past Lawsons Hardware Store into Parkwood Road. Just before the T-junction with the main A386, turn left into Yelverton Terrace which gives access to Parkwood Court. The subject property is located on the first floor at the back of the complex.

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MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.2 SQ.M.)

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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BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY
Tel: 01822 612345
E: tavistock@mansbridgebalment.co.uk



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*** PL19, PL20, EX20**