



SALISBURYS

ESTATE AGENTS



Flat 4, 27 West Street, Tavistock, PL19 8JY

£162,500 Share of Freehold

www.salisburys.co.uk

1 West Street, Tavistock, Devon
01822 611122

sales@salisburys.co.uk



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Flat 4 27 West Street, Tavistock, PL19 8JY

A bright and spacious two bedroom split level conversion apartment offering stunning panoramic views to the rear over the historic market town of Tavistock and towards Dartmoor National Park. This elegant property occupies the entire top floors of an attractive period residence situated on a thriving high street with many independent shops, cafes, and restaurants. The bustling location is ideal for first time and investments buyers or those wanting a low maintenance 2nd home. No Onward Chain and Share of Freehold. Call Salisburys now for an immediate viewing.

FRONT ENTRANCE

The property is accessed via a communal entrance with door to bin storage cupboard and turning staircase to the first floor with door leading to a private entrance lobby with stairs to:

HALLWAY

Double glazed window to front overlooking West Street, cupboard housing gas central heating boiler system, radiator, doors to all first floor rooms and turning staircase to 2nd floor.

SPACIOUS LIVING ROOM

Double glazed window to rear offering stunning views over Tavistock, feature fireplace, radiator and ceiling light with rose.

LARGE KITCHEN/BREAKFAST ROOM

Matching range of floor and wall mounted Beech effect units with marble effect worktops with matching breakfast bar, inset stainless steel and drainer with chrome mixer tap, four ring gas hob, with matching extractor fan above and oven with grill beneath, tiled splashbacks, radiator, space for table and chairs, low level cupboard housing gas meter and double glazed window to front overlooking West Street.





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MODERN BATHROOM

Matching suite in white comprising panel enclosed bath with mixer tap and electric shower above and wall mounted glass shower screen, wash hand basin with mirrored vanity storage unit above, low flush W.C, part tiled walls with decorative borders, wall mounted chrome ladder style heated towel rail, tiled flooring and double glazed window to rear.

2ND FLOOR LANDING

Doors to both bedrooms and light point.

TWO GOOD SIZED BEDROOMS

Both with Velux double glazed sky light windows, radiators and ceiling light points and ceiling beam. The rear bedroom offers stunning panoramic views over Tavistock and towards Dartmoor National Park. The front bedroom overlooks West Street and benefits from a handy walk-in airing/storage cupboard.

TENURE

Share Of Freehold. Shared between the 4 properties (25% each) with a 99 year lease from 1986 which can be extended back to 99 years subject to legal fees on completion.

COUNCIL TAX

Currently band 'A'

DIRECTIONS

From our Tavistock office turn left up West Street and the entrance will be found on your left hand side after a few minutes walk. (0.2 miles) just after the dental practice.

The market town of Tavistock is located on the southwestern fringe of Dartmoor National Park offering many outdoor pursuits. The town offers a great range of facilities including a wonderful Pannier Market, an arts centre and an Olympic standard swimming pool. There are individual shops, cafés, bars and restaurants.

Doctors, dentists, schools and places of worship. In essence, Tavistock offers the opportunity for a wonderful lifestyle.

SERVICES

All mains services are currently connected.

VIEWING

By appointment through the vendors sole agents
Salisburys:

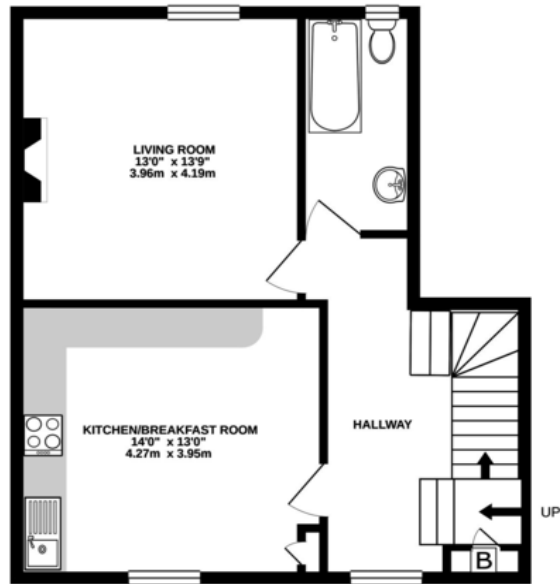
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01822 611122



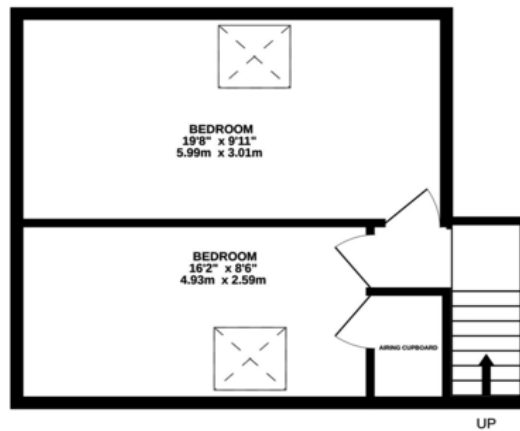
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

GROUND FLOOR 546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR 391 sq.ft. (36.4 sq.m.) approx.



27 WEST STREET TAVISTOCK PL19

TOTAL FLOOR AREA : 937 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT NOTICE: No appliances in the property have been tested at the time of taking our instruction. These details have been produced in good faith and are believed to be accurate but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars to this property are made without responsibility on the part of Salisburys or the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact.

