



**2 Newmarket Court, Tavistock, PL19 0BT**

**£140,000**





A one bedroom first floor apartment in the heart of Tavistock town centre. This spacious apartment has large arched windows overlooking Bedford Square, so is flooded with natural light and also benefits from high ceilings, adding to the feeling of space. You enter to an internal hallway with airing cupboard, with doors leading in to a good size sitting/dining room with an archway in to a modern kitchen. The kitchen has a good range of fitted units, with integral dishwasher, fridge/freezer and oven/hob. A good size double bedroom and tiled shower room completes the accommodation. The property has been rented previously and would suit investors, with its proximity to the town centre and tidy interior.

Communal entrance door with stairs to first floor.

Entrance door to:

#### ENTRANCE HALL

Coved ceiling, radiator, entry phone system, cupboard housing hot water cylinder and electric central heating boiler.

#### LIVING ROOM

Single glazed arch window to front, two radiators, handy storage cupboard, opening to:

#### KITCHEN

Fitted base units and drawers under roll edge work surfaces, matching wall cupboards and tiled surrounds, integrated fridge/freezer, integrated washing machine, Neff stainless steel electric oven and grill with four ring gas hob over, and cooker hood, tiled flooring, inset ceiling lighting.

#### BEDROOM

Single glazed arched window to front, radiator, coved ceiling.

#### SHOWER ROOM

Suite in white comprising shower cubicle with glazed screen and door, pedestal wash hand basin, low flush WC, chrome ladder style radiator, fully tiled walls and flooring, inset ceiling lighting, extractor fan, shaver point.

#### LEASE & SERVICE CHARGES

125 years from 01/01/2003.

The service charge is £1336,40 per year which covers ground rent and insurance.







## SERVICES

Mains gas, electric, water and drainage.

## TENURE

Leasehold

## OUTGOINGS

We understand the property is in band 'A' for council tax purposes by internet enquiry with West Devon Borough Council.

## VIEWING

Strictly by appointment with Kirby Estate Agents.

## Important

### Particulars:

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Kirby Estate Agents Limited in the particulars or by word of mouth or in writing ["information"] as being factually accurate about the property, its condition or its value. Neither Kirby Estate Agents Limited nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller[s] or lessor[s].

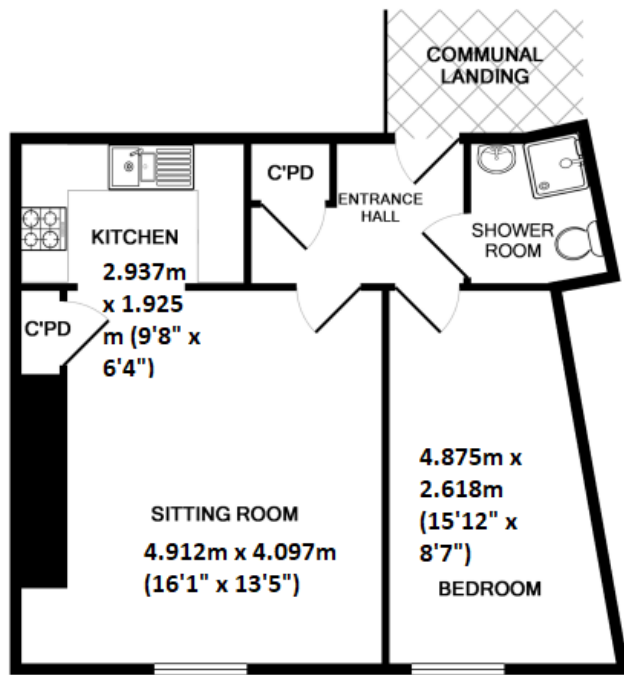
### Photos etc:

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

### Regulations etc:

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

**Floorplans:** Are for guidance only and must not be relied upon as a statement of fact.



TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 SQ.M.)

**PLEASE NOTE** We may refer buyers and sellers through our panel of Conveyancers. It is your decision whether you choose to use their services. Should you decide to use their services you should know that we would receive a referral fee of £150 from them for recommending you. As we provide them with a regular supply of work you benefit from a competitive price.

We also refer buyers and sellers to our Financial Advisers. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive a average referral fee of £200 from them for recommending you. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral fee.

Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Kirby Estate Agents

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