

# mansbridgebalment

Apartment 2, London House, West Street, Tavistock PL19 8AD

**£249,950**



[www.mansbridgebalment.co.uk](http://www.mansbridgebalment.co.uk)

## SITUATION

Secured away in a very quiet location yet within a short walk of Tavistock town centre and the impressive array of 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.

## DESCRIPTION

Forming part of the prestigious London House development in Tavistock town centre, this spacious two double bedroom ground floor apartment was architecturally designed by the renowned David Shepherd and offers stylish living at an affordable price. The apartment can be accessed from both West Street and Garden Lane and, unusually for an apartment in the town centre, offers private outdoor areas including a courtyard garden and allocated parking. There is a security entrance phone system.

## 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:

<b>RECEPTION HALL</b>	Accessed via a front door on West Street with individual postboxes and lift access. A short flight of stairs leads down to the rear entrance and car parking, and another couple of steps lead down to a separate hall with private front door to the apartment.
<b>ENTRANCE LOBBY</b>	Solid wood flooring; door to apartment.
<b>CLOAKROOM</b>	Low level WC with concealed cistern; corner wash handbasin; glass shelves; Vent Axia extractor fan; mosaic tiled floor; double radiator.
<b>OPEN PLAN KITCHEN/DINING ROOM:</b>	A very spacious area, with galley kitchen and dining room with sufficient space for a large table, ideal for entertaining. The space can be subdivided as follows:
<b>KITCHEN</b>	14' 3" x 5' 5" (4.34m x 1.65m) A galley kitchen fully fitted with a modern range of wall and base units with beech Shaker-style frontages and square edge wood and granite work surfaces over, incorporating a stainless steel butler's sink with mixer tap over; tiled splashbacks; electric Neff oven; Miele induction hob; stainless steel and glass extractor canopy over with stainless steel splashback; integral Neff washing machine; integral Neff dishwasher; integral fridge; built-in airing cupboard housing hot water cylinder; granite breakfast bar; spotlighting; mosaic tiled flooring; low level fan heater.
<b>DINING ROOM</b>	15' 1" x 8' 7" (4.6m x 2.62m) Shelved storage cupboards; spotlighting; delabole slate floor; radiator. Double folding wooden doors to:
<b>LIVING ROOM</b>	18' 4" x 14' 10" (5.59m x 4.52m) Floor to ceiling mirrored wall which floods the room with natural light; low stone dividing wall with timber top; large understairs storage cupboard with fitted shelving and lighting; recessed spotlighting; telephone point; continuation delabole slate floor; double radiator; timber and glass panels along one wall adjoining the courtyard with a door to the outside.
<b>LOUNGE</b>	14' x 13' 4" (4.27m x 4.06m) Timber and glass doors out to courtyard; solid wood floor; living flame electric fire with black granite surround; double radiator; two uplighters; glazed roof with safety glass; television and telephone points; Sky connection.
<b>STUDY</b>	13' x 4' 6" (3.96m x 1.37m) Timber/glass doors opening out to courtyard; solid wood flooring; telephone point; wooden shelf; borrowed light; sash window to bedroom.
<b>BEDROOM TWO</b>	12' 2" x 8' 5" (3.71m x 2.57m) Triple built-in wardrobe cupboards with hanging rails and shelving; solid wood floor; sash window with deep sill overlooking the study area; single radiator; door to ensuite.
<b>ENSUITE SHOWER ROOM</b>	Fully tiled with a white suite comprising close coupled WC, wash handbasin, corner shower cubicle with sliding doors and mains rainhead shower above; spotlighting; chrome heated towel rail; medicine cabinet; shaver point; mosaic tiled floor.



A wide solid wood staircase rises to the first floor.

Stairwell with wooden handrail and timber display plinth.

**MASTER BEDROOM**

14' 10" x 11' (4.52m x 3.35m) (Plus vestibule)

Triple fronted built-in wardrobe cupboards; double radiator; deep built-in wardrobe cupboard with three hanging rails; double radiator; solid wood flooring; television point; two double glazed windows and double doors to:

**BALCONY**

20' 10" x 5' (6.35m x 1.52m)

A large balcony with sunken LED lighting; timber rail and glass panels. The balcony overlooks the courtyard garden.

**ENSUITE BATHROOM**

A large room with feature slate tiling; enamelled bath with a shower mixer and display alcove; walk-in tiled shower cubicle with Bristan shower and large shower tray; circular glass wash handbasin; low level WC; mosaic tiled flooring; chrome heated towel rail; Vent Axia extractor fan; shaver point.

**OUTSIDE:**

The apartment benefits from a fully enclosed paved courtyard garden with outside lighting. A gate provides access to the rear and leads to the parking area. The courtyard is very private and may be accessed via the lounge, living room or study. There is one allocated parking space to the rear of the property within the private car park.

**SERVICES**

Mains water, mains electricity and mains drainage.

**TENURE**

The property is leasehold with approximately 988 years remaining. The owners of London House have a share of the freehold.

**OUTGOINGS**

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

In 2016 a monthly service charge of £115 is payable

**VIEWING**

By appointment with MANSBRIDGE BALMENT on 01822 612345.

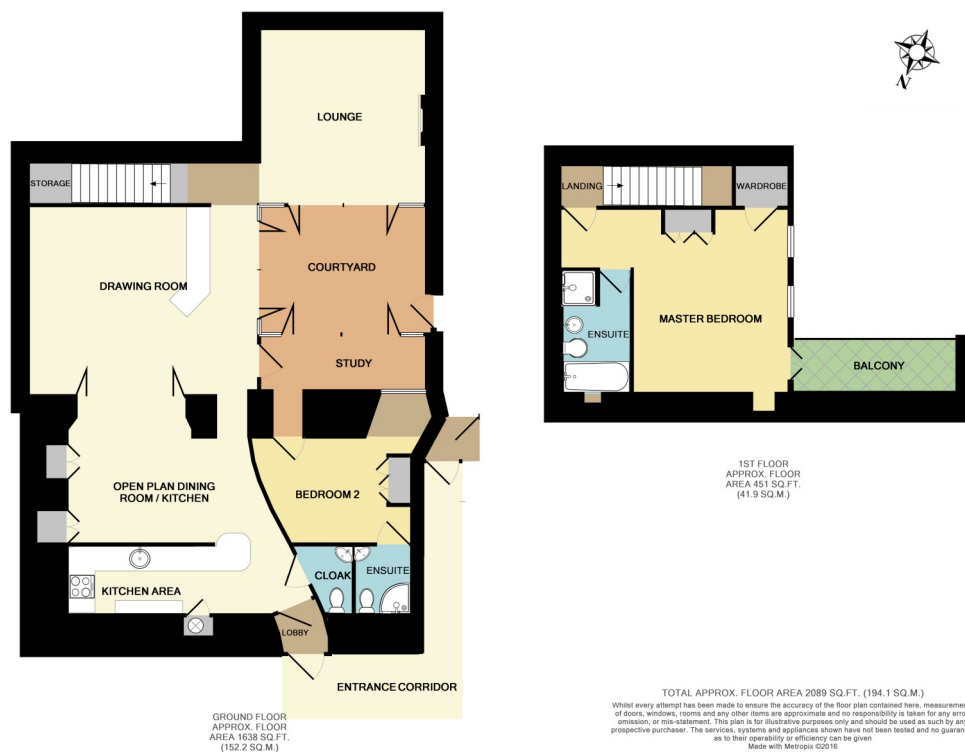
**DIRECTIONS**

From Tavistock's Bedford Square, proceed along West Street where the entrance door to the apartments in London House will be found after a short distance on the left hand side.

**AGENT'S NOTE**

In accordance with the Estate Agency Act, we are obliged to inform interested parties that one of the owners of this property is also a member of staff at the Tavistock Office of Mansbridge Balment.

**EPC RATING 36 BAND F**





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