



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

46 Saxon Road

Tavistock

Devon

PL19 8JS



**Asking Price: £170,000**



Changing Lifestyles

01822 600700

## The Property:

A light and airy, two bedroom spacious apartment located in this popular residential neighbourhood being conveniently placed within easy reach of the town centre and all amenities.

The Manor Oaks estate was constructed circa 2010 by Taylor Wimpey on the former site of Tavistock Manor. This aesthetically pleasing building is now a purpose-built dwelling made up of apartments which enjoy impressive views across the communal grounds and far reaching rural views.

The entrance to this imposing building is via a communal hallway with access to the apartment via a lift or stairs. The accommodation is well proportioned and immaculately presented throughout with a living room, kitchen, two bedrooms and family bathroom all in good decorative condition throughout. The property has been used as a long term let but we feel would also appeal to those seeking a low-maintenance property or a bolt-hole type home with easy access into Tavistock.

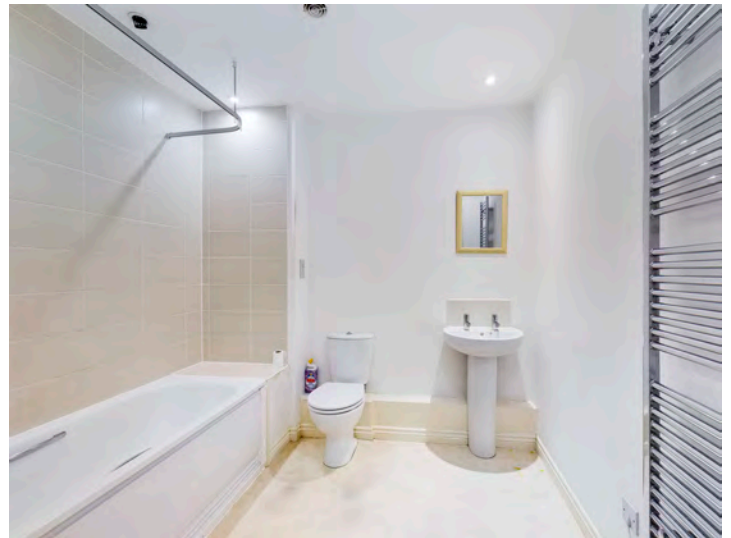
Outside, the apartment has the benefit of using the communal parkland gardens which are cared and well-tended via the management company. There is also an allocated parking space located to the rear of the property.

125 year lease granted 2010

£23.96 per month for 10 Months of the year for grass maintenance

Ground rent £250 per year

£145 per month - Building insurance external cleaning, maintenance of communal areas



## Location:

Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Largely the 19th-century town centre is focused around Bedford Square which is a short stroll from this property.

The town offers a superb range of shopping, boasting the famous Pannier Market and a wide range of local and national shops. Also there are public houses, cafes, restaurants, social clubs, riverside park, leisure centre, theatre, doctors surgery, dentists and Tavistock Hospital. There are excellent educational facilities including primary and secondary schools in the state and private sector. The town has superb recreation and sporting facilities including; Tennis club, bowls club, golf club, cricket clubs, football club and athletics track.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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