



Town • Country • Coast



Bucton Park
Tavistock

Guide Price £153,000



Buctor Park

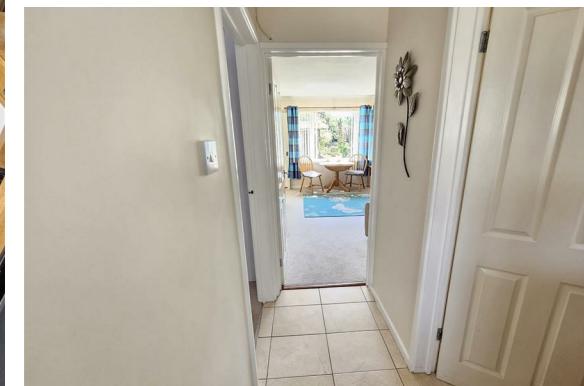
Tavistock

Offered with no onward chain is this immaculate ground floor spacious flat with the benefit of gardens to front and rear, useful outside store, mains gas central heating and double glazing. Tucked away in a quiet location within this popular residential area.

Approached via a pathway from the green at Buctor Park with gravelled front garden area and leading to a front porch and front door into the entrance hall. From here doors lead to the sitting/dining room with a recessed gas fire and window overlooking the rear gardens, ample room for dining table and chairs, together with a useful built-in storage cupboard. A door leads into the kitchen boasting a range of wall and base units under square edge worktops with tiled splashback and incorporating sink unit, built-in electric oven and four ring gas hob. Space for fridge/freezer and washing machine. Wall mounted mains gas fired Viessman combination boiler and two large storage cupboards with shelving and one having a radiator. From the kitchen a window overlooks the rear and also a door leading to the gardens.

From the entrance hall a door leads into a good sized double bedroom with range of mirrored sliding door wardrobes to one wall. There is also a shower room with large walk-in shower and mains fed shower over, low level WC and vanity basin with cupboards below, chrome heated towel rail, tiled walls and window to front.

Outside, a shared path leads to the rear giving access to the gardens comprising a useful patio, large flower bed and storage shed with a gate leading into an enclosed patio area directly behind the kitchen with seating area for relaxing or dining al fresco.





Entrance Porch
Entrance Hall
Sitting/Dining Room
14'1" x 13'8" (4.30m x 4.18m)

Kitchen
10'10" x 8'0" max. (3.32m x 2.46m max.)
Bedroom
11'9" x 10'9" (3.60m x 3.30m)
Including Wardrobes.

Shower Room
7'0" x 4'7" (2.14m x 1.42m)

Outside

Store Shed
8'4" x 5'4" (2.55m x 1.63m)

Services
Mains electricity, drainage and gas, mains metered water.

Local Authority
West Devon Borough Council - Tax Band A.

EPC
C71

Tenure

Leasehold. 125 Year Lease granted in 1987. Service charge to include building insurance - £26.78 per month for Year 2024-2025.

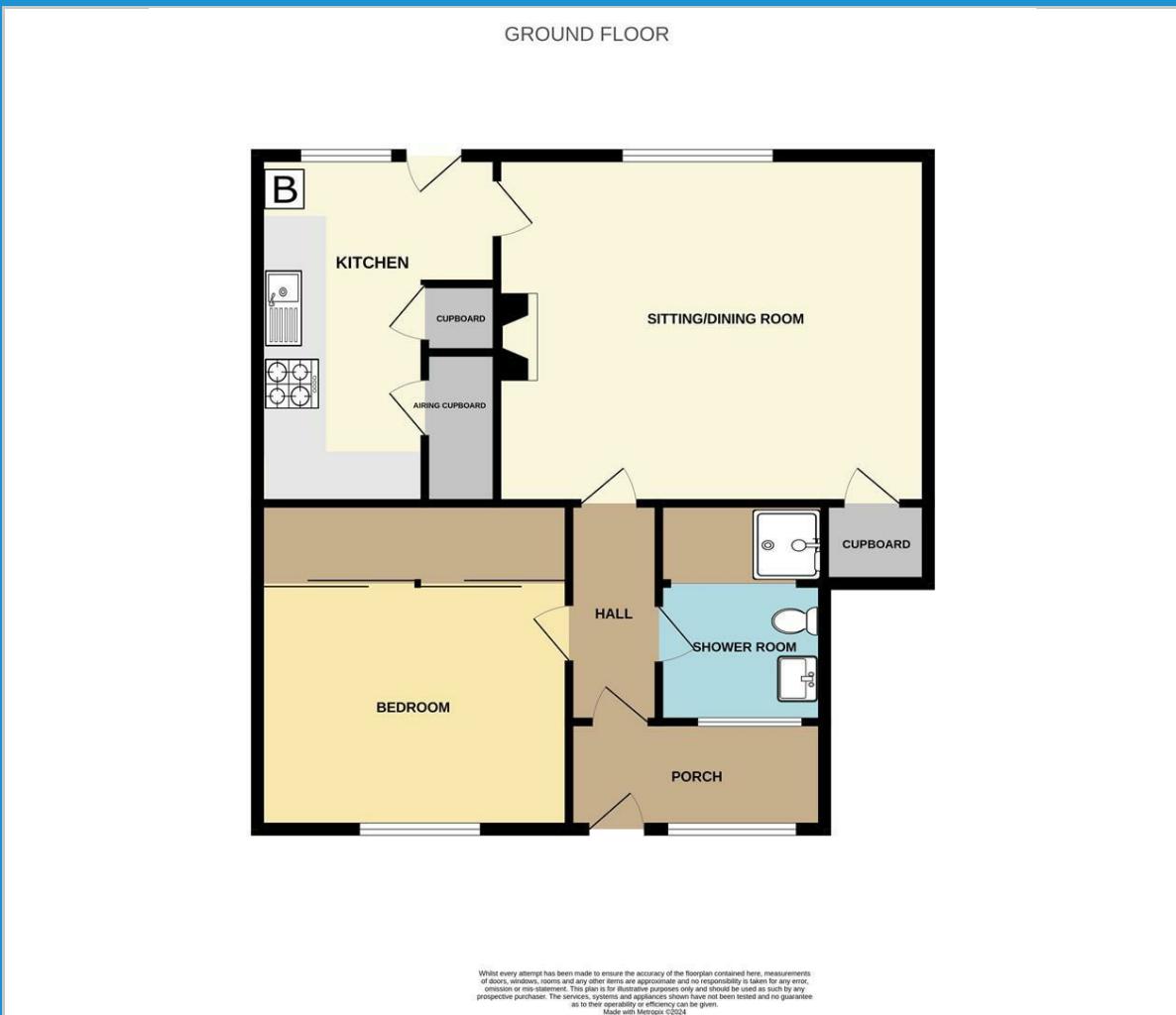
Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions
From Tavistock town centre proceed along the A390 rising up the hill and turn right into Uplands. Proceed up the hill and turn into Buctor Park, follow the road to the right and park, then walk along the pathway where the property will be found on the right hand side.

Agents Note
There is a shared access to the side of property for the neighbour to access their rear garden and store shed.

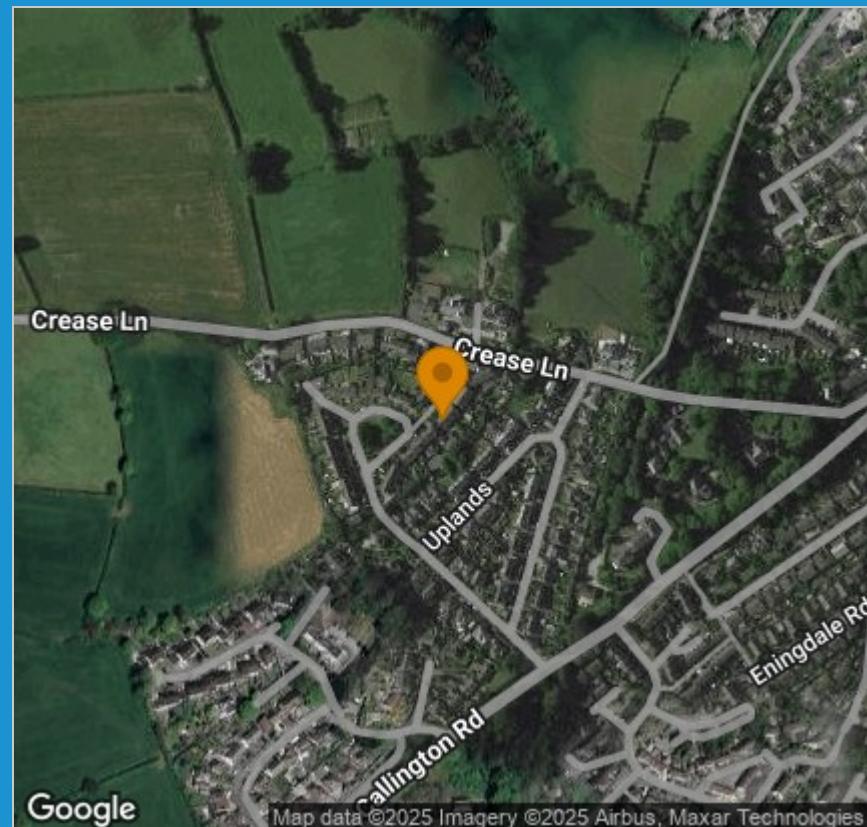
Floor Plan



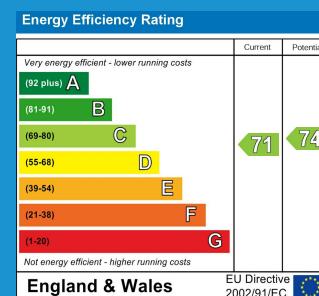
Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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