





4 DRAKE ROAD

Tavistock PL19 0AU

Spacious and beautifully presented Grade II Listed apartment centrally located in the town

Many Character Features

Three Bedrooms - Master with Dressing Room

High Quality Modern Kitchen

Luxurious Bathroom

28ft Open Plan Living Area

Unparalleled Views over the Town Square

Guide £475,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

mansbridgebalment.co.uk





SITUATION

Centrally located in Tavistock town centre, this sumptuous three bedroom apartment occupies the top two floors of a prominent building, Grade II Listed of some historical note, with unparalleled views over Bedford Square.

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

Accessed via a discreet entrance on Drake Road, most people, including many locals, would be unaware that the building above their heads contains one of the finest properties in Tavistock.

The apartment is accessed via a staircase and occupies the second and third floors of an imposing Grade II Listed commercial building, originally constructed in the 19th Century by the seventh Duke of Bedford.

The three bedroom accommodation is particularly spacious with versatile rooms, including a large master bedroom with dressing room, luxurious bathroom, guest suite and large open plan living space with stone mullioned windows affording super views over St Eustachius Church, Bedford Square and Tavistock Town Hall.

The rooms are light and airy, with high ceilings and many character features, including plaster cornices, ceiling roses, period joinery work and leaded windows. The accommodation is immaculately presented throughout, tastefully decorated and furnished, and includes a well appointed kitchen with Neff appliances, modern shower room and bathroom facilities, including a roll top bath. The property is warmed by gas fired central heating and a hard wired sound system has been installed with speakers in the principal rooms.

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:

ENTRANCE DOOR

Discreetly accessed via Drake Road; solid timber entrance door with side windows and leaded fanlight above.

ENTRANCE HALL

Harlequin patterned flooring; turning staircase to upper floors; useful understairs storage cupboard. Door to:





GYMNASIUM

8' 9" x 8' 3" (2.67m x 2.51m)

A versatile space which could be put to a variety of uses; tiled floor; rooflight.

PRIVATE STAIRCASE

The turning staircase climbs past landings on the first and second floors with windows to the front and rear providing natural light to the stairwell.

SECOND FLOOR:

ENTRANCE DOOR

Three quarter glazed mahogany entrance door with brass furniture.

RECEPTION HALL

Large cloaks cupboard with louvred doors providing ample hanging and shelved storage space; opaque window to side; spotlighting. Doors to:

BEDROOM TWO/STUDY

13' x 9' 3" (3.96m x 2.82m)

Decorative plaster cornice and ceiling rose; radiator; window to side.

BEDROOM THREE

11' x 11' (3.35m x 3.35m)

Built-in wardrobing with overhead storage cupboards; decorative plaster cornice and ceiling rose; radiator; window to side. Connecting door to:

SHOWER ROOM

12' x 6' 6" (3.66m x 1.98m)

Fitted with a white suite with close coupled WC, bidet, vanity wash handbasin with marble surround and useful storage cupboards below (complete with power and water connection for an additional washing machine, if required), fully tiled corner shower cubicle with mains drench shower; decorative plaster cornice; radiator; tiled floor with decorative motifs; etched glass window to side. Return door to reception hall.

BREAKFAST KITCHEN

15' 4" into bay x 14' 6" (4.67m into bay x 4.42m)

Cleverly designed to make the most of the space available and fitted to the highest standard, this modern kitchen comprises wall and base units with oak frontages and granite worksurfaces and upstands over, incorporating a one and a half bowl single drainer sink unit with mixer tap over; a range of Neff appliances, including single oven, separate steam oven, five ring induction hob with stainless steel extractor canopy above, integral fridge, integral freezer, integral dishwasher, integral washing machine; stone tiled splashbacks; under pelmet lighting; pull-out larder cupboards; ample space for breakfast table and chairs; decorative plaster cornice; spotlighting; two radiators; window to side; bay window overlooking Drake Road.

LOUNGE/DINING/SEATING AREA

27' 8" x 21' 8" (8.43m x 6.6m)

An impressive room, open plan yet large enough to have distinct areas, the room is dominated by the large mullioned leaded windows which overlook Drake Road, St Eustachius Church and the particularly large bay window which provides a unique vantage point overlooking Bedford Square and Tavistock Town Hall. A comfortable seating area is arranged around a marble fireplace with matching insert and real flame effect gas fire; the dining area is sufficient to accommodate a large table chairs and, as such, is perfect for formal dining and entertaining; study area and soft chairs for taking in the views; ornate decorative plaster cornice; plaster ceiling rose; highly polished hardwood floor; turning staircase to upper floor; two radiators; further window to rear.







UPPER FLOOR:

LANDING

Vaulted ceiling; doors to:

MASTER BEDROOM SUITE

14' 6" x 13' 7" (4.42m x 4.14m)

High ceiling with painted beams and purlins; wardrobe recess with fitted shelving and access to an eave storage cupboard; radiator; oval leaded window to side overlooking Bedford Square and St Eustachius Church.

DRESSING ROOM

10' 3" x 8' 4" (3.12m x 2.54m)

Fitted with hanging rails and storage shelving; painted beams and purlins; radiator; Velux window to rear with views towards the viaduct.

VESTIBULE

Steps up to:

BATHROOM

14' 3" x 13' 1" (4.34m x 3.99m)

Nestling within the rafters, is a large and luxurious bathroom, the centrepiece of which is a freestanding roll top bath with claw feet and pillar tap, separate shower handset; fully tiled shower cubicle with mains drench shower; pedestal wash handbasin; low flush WC; painted beams and purlins; radiator; ceramic wall tiling; an oval leaded window to the side, above the bath, perfectly frames a fabulous view over the rooftops of Tavistock with Cox Tor and Dartmoor beyond. Access to the:

LINEN ROOM

17' 4" x 6' 3" (5.28m x 1.91m)

Slatted linen shelving; space for ironing board; the tumble dryer is sited here. Door to:

ATTIC ROOM

14' 4" x 7' 9" (4.37m x 2.36m)

(Reduced head height)

Exposed beams and purlins; Velux window to side with views towards Rix Hill. This versatile space is currently used for storage but could easily be repurposed as a study or hobbies room.





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SERVICES

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

TENURE

Leasehold. The property is held on a sub-lease with 75 years remaining and is subject to a nominal Ground Rent of £50 per annum, payable in two instalments. We understand from our clients that enquiries have already been made into extending the Lease, if required.

AGENT'S NOTE

The room on the ground floor, currently housing the gymnasium, is used with the kind permission of the Head Lessee but is not included in the sale of the property.

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, enter Drake's Road (between the Banks) and the entrance door to the apartment will be found on the left hand side.





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