



**SALISBURYS**

ESTATE AGENTS



**12 Waters Edge, Parkwood Road,  
Tavistock, PL19 0AR  
O.I.R.O. £297,500 Leasehold**

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## 12 Waters Edge, Parkwood Road, Tavistock, PL19 0AR

First floor apartment enjoying a sunny aspect overlooking the river located in a sought after development within level walking distance of the town centre. The apartment has gas central heating, double glazing, entry phone system, either staircase or lift access and private allocated car parking space.

### ENTRANCE

Entry phone system, lift access, staircase to:

### FIRST FLOOR LANDING

Access to communal storage cupboard (shared with two others), door to:

### ENTRANCE HALL

Two built-in cupboards with courtesy lighting, radiator.

### SITTING ROOM

19' 0" x 12' 1" (5.8m x 3.7m)

Two radiators, opening to kitchen/dining room, double glazed French doors with double glazed windows to either side leading to:

### BALCONY

Sunny aspect, recently upgraded and enjoying river views.

### KITCHEN/DINING ROOM

15' 5" x 8' 6" (4.7m x 2.6m)

Range of base and wall mounted cupboards, matching drawers, one and a half bowl single drainer sink unit, tiled splashbacks, built-in double oven, gas hob with extractor hood above, built-in dishwasher, built-in fridge/freezer, integrated washing machine, cupboard housing gas fired boiler serving central heating and hot water, radiator, double glazed window enjoying river views. We understand from our vendor there is planning permission for the installation of a further window.







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### **BEDROOM ONE**

13' 1" x 10' 3" (4m x 3.12m)

Double glazed obscure window to side, range of built-in wardrobes, radiator.

### **BEDROOM TWO**

13' 1" x 10' 2" (4m x 3.1m)

Double glazed window to rear, radiator, built-in mirror fronted wardrobes.

### **BATHROOM**

White suite comprising panelled bath, tiled shower cubicle with electric shower over and glazed door, pedestal wash hand basin, low level wc, tiled splashbacks, radiator, double glazed obscure window to side.

### **ALLOCATED CAR PARKING SPACE FOR ONE VEHICLE**

### **SERVICES**

Mains gas, electric, water and drainage.

### **COUNCIL TAX BAND**

Currently 'C'.

### **TENURE**

Leasehold. The freehold is in the ownership of the sixteen owners and run by a management company. The term is 199 years from 2008.

### **SERVICE/MAINTENANCE CHARGE**

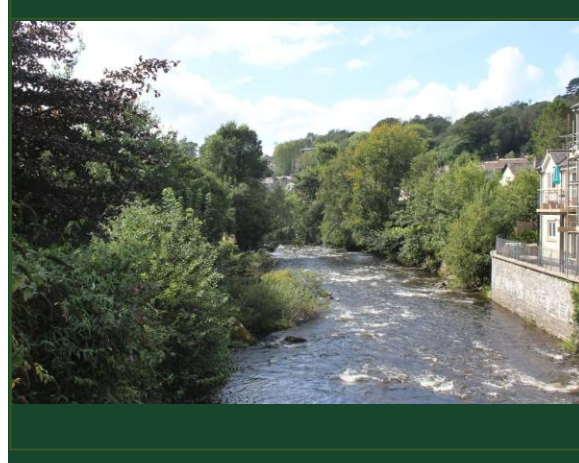
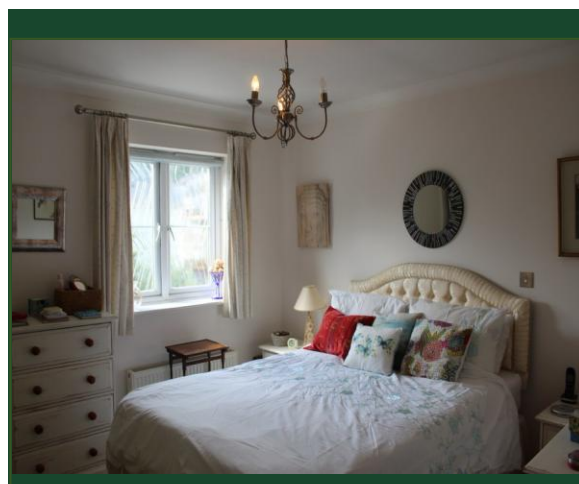
The annual charge is currently £1,824 per annum which covers maintenance and cleaning of the communal areas.

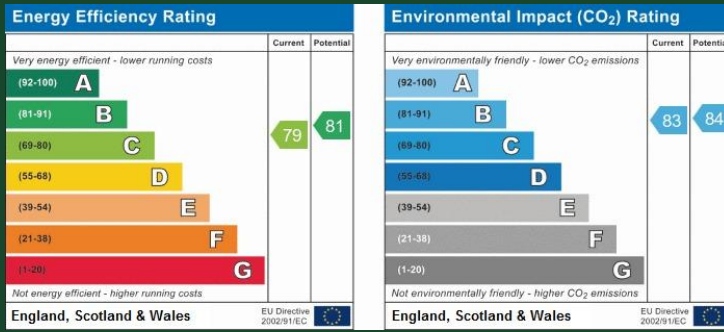
### **DIRECTIONS**

From Bedford Square turn right at the mini roundabout into Duke Street which then continues into Brook Street. Continue past the Co-Op on your left into Parkwood Road and the entrance to Waters Edge will be found a short way along on the righthand side.

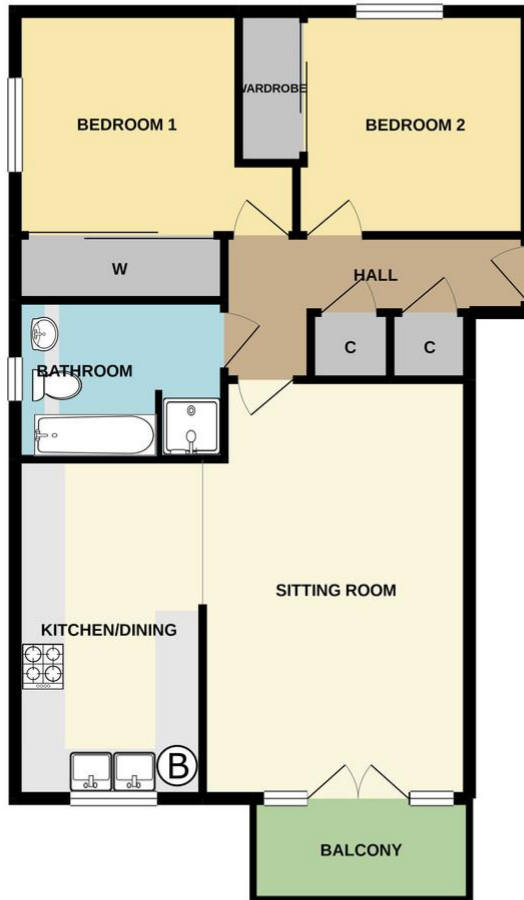
### **VIEWING**

By appointment through Salisburys:  
1 West Street, Tavistock, Devon, PL19 8AD  
sales@salisburys.co.uk  
01822 611122





FIRST FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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