



The Stable Flat, Mount Tamar, Rumleigh, Bere Alston,  
Yelverton, PL20 7HL

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A spacious two bedroom first floor coach house  
flat situated on a private estate

Tavistock 6.6 miles Bere Alston Railway Station 1.7 miles Plymouth 20 miles

• First Floor Coach House flat in rural location • Sitting Room, Kitchen/Dining Room • Two  
Bedrooms (one en-suite) • Bathroom • Small Courtyard area • Water and Drainage  
included • Two Parking Spaces • Council Tax Band A • Deposit £980.00 • Tenant Fees Apply

£850 Per Calendar Month

01822 619818 | [rentals.westdevon@stags.co.uk](mailto:rentals.westdevon@stags.co.uk)



## ACCOMMODATION INCLUDES

Entrance door from the courtyard to lower entrance hallway space for coats/shoes. Stairs to first floor, door to:

### KITCHEN/DINING ROOM 9'11" x 15'4"

Fitted with a range of wooden wall and base units, pale green worktop over. Stainless steel sink with mixer tap and drainer. Plumbing for dishwasher. Built in cooker, with ceramic hob & extractor above. Wooden floor. Windows to front and rear.

### SITTING ROOM 10'0" x 15'1"

Feature stone fireplace (not in use) with hearth. Windows to front and rear. Electric heater.

### BATHROOM

White suite comprising, WC, bath and Wash basin. Radiator. Plumbing for washing machine (provided on the basis it will not be repaired or replaced if it fails). Tiled floor. Window to front.

### HALLWAY/LANDING

Radiator. Two windows to rear.

### BEDROOM 2 10'7" x 8'10"

Radiator. Window to front.

### BEDROOM 1 12'1" x 10'2"

Window to rear. Radiator.

### EN-SUITE

Shower cubicle, wash hand basin and WC. Radiator. Cupboard housing electric boiler and hot water tank. Wooden flooring.

## OUTSIDE

To the rear of the property is a small seating area with a pleasant outlook over the main gardens. Tenants have use of a washing line. There is an open storage area available for bikes etc. There are two parking spaces allocated to the property.

## SERVICES

Water and drainage charges are included in the rent (water is on a borehole, test certificate will be provided) Drainage is private, correct usage applies.

Heating via electric boiler.

Electricity, Will be invoiced and payable to the Landlord monthly (sub-meter)

Council Tax Band A (WDBC) payable by the tenant to the Council.

## SITUATION

The Stable Flat is situated in the grounds of Mount Tamar House. The location is rural, yet just a couple of miles from the village of Bere Alston, which offers shops, a pub, primary school, doctors' surgery, primary school and a train station which provides a direct line to Plymouth, ideal for the working professional looking to live in a quiet location yet with the ability to commute to Plymouth easily. The market town of Tavistock is approximately 7 miles away and offers an excellent range of supermarkets, restaurants, boutiques, doctors and dentists as well as The Pannier Market, The Wharf: arts and entertainment venue, and a swimming pool. Tavistock itself is on Dartmoor's doorstep.



Elwell Gardens is also within commuting distance to Plymouth, where there are shopping facilities - including Drake Circus Shopping Centre, the University of Plymouth, Derriford Hospital and a cross-channel ferry port that serves northern France and Spain.

### **DIRECTIONS**

From Tavistock Town centre proceed on the A386 Plymouth Road. Take the right hand turn onto the B3257 at Tavistock College and proceed on this road for approximately five miles until reaching a t-junction. Turn left at this junction signed Bere Alston and proceed for approximately 2 miles, passing the layby on the right hand side. Proceed up the hill for approximately 0.5 mile taking the first turning on the right signed posted Tuckermarsh Quay. Go down the hill passing through the crossroads, and the entrance to Mount Tamar can be found on the left hand side, proceed down the lane over the cattle grid. There are loose Alpaca's in this area but contained by the 2 cattle grids. When you go over the bottom cattle grid bear to the left and you will see the Stable flat in front of you.

### **LETTING**

The property is available to let on a assured shorthold tenancy for 6 month plus, unfurnished and is available immediately. RENT: £850 pcm exclusive of all charges other than water and drainage which are included. Unsuitable to pets and children. DEPOSIT: £980.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

### **HOLDING DEPOSIT AND TENANT FEES**

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### **TENANT PROTECTION**

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.





Bedford Square Tavistock, Devon, PL19 0AH  
 01822 619818  
 rentals.westdevon@stags.co.uk



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Energy Efficiency Rating		Current	Potential
100% energy efficient - lower running costs			
392 plus) A			
(34-38) B			
(29-33) C			
(25-28) D			
(21-24) E		44	53
(17-20) F			
(1-16) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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