



48 Cornwall Street, Bere Alston, Devon PL20 7BG

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## End Terraced Cottage in Central Popular Village Location

Tavistock 7 miles Plymouth 12.5 miles (30 minutes)

- Sitting Room & Dining Area • Kitchen • Conservatory • Shower Room & Cloakroom • Rear Garden • No pets • Available end July, unfurnished • Deposit £836.00 • Council Tax Band A • Tenant Fees Apply

£725 Per Calendar Month

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



## ACCOMMODATION INCLUDES

### CONSERVATORY

9'1" x 14'3"

Tiled floor. Door to rear patio. Radiator.

### KITCHEN

8'2" x 7'3"

Range of white wall and base units with wood effect work top. Freestanding gas cooker. Plumbing for washing machine. Stainless steel sink and drainer. Window to side. Vinyl flooring.

### SHOWER ROOM

White shower cubicle, fully tiled with electric towel rail. Wash hand basin. WC. Window to rear. Vinyl flooring.

### DINING AREA

10'5" x 5'9"

Built in white shelves. Laminate flooring. Radiator. Wall mounted gas boiler. Cupboard with shelves.

### SITTING ROOM

13'0" x 11'4"

Two windows to front. Electric fire, radiator. Under stairs cupboard with shelves. Stairs to first floor.

### STAIRS FROM SITTING ROOM TO FIRST FLOOR

### CLOAKROOM

White WC, wash hand basin. Radiator. Velux window. Cupboard.

### STUDY/BEDROOM 2

8'11" x 6'0" (restricted head height)

Small single room. Radiator. Built in wardrobe. Wooden floor. Velux window - Sloping ceiling causing restricted head height.

### BEDROOM 1

12'10" x 11'6"

Double room. Window to front. Radiator. Built in wardrobe. Beamed ceiling.

### OUTSIDE

To the rear is a patio and pretty lawned garden with side access from the front of the property. Garden shed (with power). Whilst there is no parking with the property, on street parking is available.

### SERVICES

Mains electricity, water & drainage. Mains gas. Council Tax Band A (West Devon Borough Council) Broadband - <https://checker.ofcom.org.uk/> advises that standard and superfast broadband is available at this postcode Mobile - <https://checker.ofcom.org.uk/> advises that signal on all 4 major networks is limited inside, but likely outside.

### SITUATION

The cottage is situated in a central position within the popular





village of Bere Alston, which offers wide range of shops, pubs, primary school, doctors' surgery and train station providing a direct line to Plymouth. The market town of Tavistock is approximately 7 miles distance offering an excellent range of shopping facilities including supermarkets, restaurants, pannier market, boutiques, doctors, dentists, swimming pool and The Wharf Arts and Entertainment venue together with easy access to Dartmoor. The property is within commuting distance of Plymouth where there are shopping facilities including Drake Circus shopping centre, university, Derriford hospital and a cross channel ferry port serving Northern France and Spain.

### **DIRECTIONS**

From Tavistock, proceed west out of the town on the A390, Callington Road and carry along this road until the reach the small roundabout at Gulworthy. Turn left at the roundabout and follow this road to into the centre of Bere Alston.. On reaching the T junction turn left and go long by the shops taking the first turning right into Cornwall Street. Go down Cornwall street and No 48 can be found near the bottom on the left hand side.

### **LETTING**

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available now. RENT:

£725 pcm exclusive of all charges. Child considered. No pets. DEPOSIT: £836.00 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.







**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	57	61
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	