



Room C Rear of 10 West Street, Tavistock, Devon PL19 8AD

A first floor studio flat in the centre of Tavistock



Plymouth 15 miles

- Water included in the rent (Terms Apply)
- Living Room
- Kitchen
- Bedroom
- Shower Room
- Available early August
- 6/12 month tenancy plus
- Deposit £575.00
- Council Tax Band A
- Tenant Fees Apply

£500 Per Calendar Month

01822 619818 | rentals.westdevon@stags.co.uk

ACCOMMODATION TO INCLUDE

LIVING ROOM 7'9" x 15'6"

Window to front. Electric heater.

KITCHEN 6'11" x 6'10"

Range of wood effect base units with green worktop. Stainless sink with mixer tap and drainer. Vinyl flooring. Window to front. Fridge (supplied on a non repair or replacement basis) Freestanding counter top oven.

BEDROOM 6'11" x 8'2"

Small Double. Built in cupboard.

BATHROOM

White corner shower cubicle with electric shower. Wash hand basin. WC.

OUTSIDE

The properties are approached from a lane along the rear of West Street. There is a communal wheelie bin area on the gravelled path. Metal steps lead up to front door. There is no garden or parking.

SERVICES

Water included in rent (The rent will be increased by £15 pcm, if there is double occupancy, this to account for additional water usage)

Electricity via a card meter - cards to be bought from the Agents during normal office hours £10 each, cash only. Council Tax Band A.

EPC C

SITUATION

The property is situated in centre of the popular Market Town of Tavistock. The town provides an excellent range of shopping facilities, including, big name supermarket and chain stores and thriving local independent retailers. There is extensive schooling available, including preparatory/primary schools and a senior college. The renowned independent school Mount Kelly is situated on the edge of the town.

Recreational facilities include golf courses, rugby, football, tennis and indoor swimming clubs and The Wharf Cultural Centre. Plymouth, with it's fascinating waterfront, some 14 miles away, offers facilities including a cross channel ferry port and mainline railway station with London Paddington approximately 3 hours away.

HOLDING DEPOSIT AND TENANT FEES

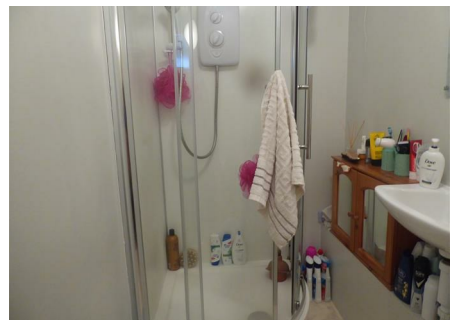
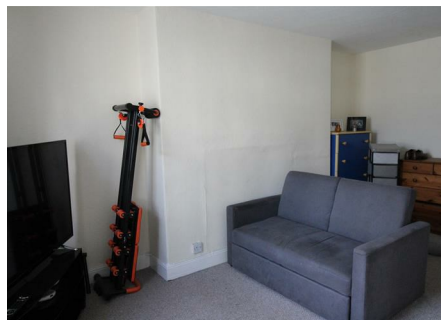
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished. Available from early August. RENT: £500 pcm inclusive of water only, but exclusive of all other charges. The rent will be increased to £515 for double occupancy to take into consider for extra water used. Not suitable for children or pets. DEPOSIT: £576 DEPOSIT 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.

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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 kWh/m ² A			
81-101 kWh/m ² B			
61-80 kWh/m ² C			
41-60 kWh/m ² D			
21-40 kWh/m ² E			
1-20 kWh/m ² F			
Not energy efficient - higher running costs			
1-20 kWh/m ² G			
		78	81
England & Wales		EU Directive 2002/91/EC	