



Hideaway Cottage, 1 Stannary Court, Tavistock, Devon
PL19 8BL

A two bedroom detached house situated in a tucked away position a level walk from the Town Centre

Plymouth 15 miles

- Sitting Room • Kitchen/Dining Room • Utility Room • Two Bedrooms • No Pets • Electric Heating • Deposit £951 • Available 1st August, Unfurnished • Council Tax Band B • Tenant Fees Apply

£825 Per Calendar Month

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



ACCOMMODATION TO INCLUDE

UTILITY ROOM 14'11" x 8'6"

With dark grey and fawn work top, 2 windows to side, vinyl flooring

KITCHEN/DINING ROOM 12'1" x 11'9" including alcove under stairs

Range of dark wood wall and base units with black and fawn gloss work top, stainless steel sink and drainer with mixer tap. Plumbing for washing machine. Built in electric oven with ceramic hob. Electric heater. Space for small table and chairs. Vinyl flooring. Window to front.

SITTING ROOM 12'2" x 14'10"

Window to front & side. Electric heater. Door to outside.

From the kitchen, stairs leading to FIRST FLOOR LANDING

BEDROOM ONE 12'0" x 8'10"

Double room. Night storage heater. Window to front. Built in wardrobe with hanging rail & shelf.

BATHROOM

White suite, bath with electric shower above. WC and Wash basin. Heated towel rail. Window to front. Vinyl flooring. Cupboard housing immersion heater.

BEDROOM TWO 12'2" x 9'1"

Double room. Night storage heater. Window to front.

OUTSIDE

Across the parking area is a small area of shared garden & a bin store shared with other residents of Stannary Court. There is no allocated parking or enclosed garden with the property. There is space to park one small car at the front of the property, the parking area is shared with the other properties and parking is not guaranteed.

SERVICES

Mains water and drainage (rates)

Mains electricity

Council Tax Band B (West Devon Borough Council - for 2023/2024 the rate was £1,906.50 p/a)

EPC Band D

According to <https://checker.ofcom.org.uk/> Standard, Superfast and Ultrafast broadband is available in this area.

Mobile, According to <https://checker.ofcom.org.uk/> mobile coverage is most likely on EE for data and voice internally and externally. o2 and Vodafone have voice call coverage but data may be limited.

SITUATION

Tavistock is a popular market town which provides a good range of shopping facilities, various state schools and renowned private schools, including preparatory and a senior college. 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. The property itself is situated on a no through road, a short level walk to the town centre and is well situated for local public transport links to Plymouth with the bus station being close by.

DIRECTIONS

From Bedford Square in Tavistock pass through the mini roundabout turning left into West Street which runs behind the main Church. Carry along West Street and take the first turning left into Russell Street. After a short distance turn in right by the carpark and carry on down the lane to the end and follow the road to the right whereupon Hideaway Cottage will be found straight in front of you.

LETTING

The property is available to let on an initial six month plus Assured Shorthold Tenancy, unfurnished. Rent: £825 per calendar month, exclusive of all other charges. Deposit: £951 returnable at the end of the 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. Usual references required. Viewing strictly through the Agents. No smokers or Pets Available 1st August.

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			
192 (plus)	A		81
155 (1-41)	B		
120 (42-70)	C		
92 (71-100)	D	57	
82 (101-150)	E		
69 (151-200)	F		
55 (201-250)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			