



Lakeside Cottage Drake Road, Tavistock, Devon PL19  
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A detached 3 bedroom house in a convenient  
location within walking distance of the town centre

Plymouth 15 miles Exeter 39 miles

- Gardening Included in the rent
- Kitchen
- Two Reception Rooms
- Bathroom & Shower Room
- Utility Room & Sun Room
- Off road parking for one car
- Deposit £1269.00
- Available now, unfurnished
- Council Tax Band D
- Tenant Fees Apply

£1,100 Per Calendar Month

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## ACCOMMODATION INCLUDES

### KITCHEN 13'11" x 11'11"

Fitted kitchen comprising of a range of grey wall and base units with grey worktops. Stainless steel sink and drainer with mixer tap. Eye level double oven. Ceramic hob with extractor above. Dishwasher (provided for use of the tenants but Landlord will not repair or replace). Freestanding fridge and freezer (not to be repaired or replaced). Radiator. Window to side & rear. Karndean flooring. Large under-stair store cupboard. Door to rear.

### LIVING ROOM 14'1" x 27'0" x 10'0" (I-shape room)

Stone fireplace with wooden mantel, gas fire. Granite effect hearth. Two radiators. Cupboard with shelving. Two windows to side. Patio doors to garden.

### CONSERVATORY/SUN ROOM 6'7" x 8'2"

Three windows. Radiator. Door to garden Radiator.

### DINING ROOM 8'7" x 14'2" to include fireplace

Feature brick fireplace (not to be used), Radiator. Patio doors garden. Radiator.

### UTILITY ROOM 6'5" x 7'8"

Range of wood effect wall and base units with wood effect work tops. Gas boiler. Window to front. Large freezer, tumble dryer, and washing machine (supplied for tenants use but will not be repaired or replaced).

### SHOWER ROOM

Enclosed shower cubicle with WC. Wash hand basin. Ladder style heated towel rail. Vinyl floor. Obscure window to rear.

### FIRST FLOOR

### BEDROOM 2 14'2" x 8'11" excluding wardrobe

Double room. Window to front and radiator. Built in wardrobes with shelving & hanging rail with cupboards above. New carpet.

### BATHROOM

Coloured suite to include bath, WC and wash hand basin. Radiator. Window to side. Radiator. Cupboard with shelves.

### BEDROOM 1 11'5" x 18'3"

Double bedroom. Built in wardrobe with shelving and hanging rails. Built in dressing table, book case and bedside table. Three windows to side. Radiator. New carpet.

### BEDROOM 3 8'10" x 14'0"

Double. Built in wardrobe with hanging rail and shelving. Built in dressing table. Cupboard. Window to front. Radiator. New carpet.

### OUTSIDE

The garden is terraced and comprises of gravelled areas divided by pathways and planted with mature shrubs, patio with summerhouse. It is not enclosed fully. Garden shed with power. The maintenance of the garden is included within the rental price. Store shed.

There is vehicular access via Bannawell Street into Lakeside, a shared driveway provides parking. The property has provision for parking one car in this area. Covered area suitable for a motorbike or small vehicle.

### SERVICES

EPC Band E

Gas Central Heating (Mains)

Mains water (metered), drainage and electricity.

Council Tax Band D.



Broadband is available up to Ultrafast (Source: Ofcom broadband checker) via Openreach/Airband/EE  
Mobile - externally coverage for voice / data is likely on all main providers. Internally limited on all except EE for voice/data (Source: Ofcom)

### SITUATION

The property is situated in the popular Market Town of Tavistock within walking distance of the town centre. 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.

### DIRECTIONS

From Tavistock proceed into Bedford Square, go across the mini roundabout and carry up Drake Road (in between TSB & our Office) under the viaduct and after a short distance Lakeside can be found on the left hand side opposite the right hand turning to Trewlawney Road. The property is not visible from the road when driving but is a lower level behind the wire fencing with the entrance gate being next to the Stags To Let board.

### 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 and is available now. RENT: £1100 pcm exclusive of all charges. Children considered, the garden is not suitable for young children as it is on several levels and there is no lawn at all. No pets as the garden is not enclosed. DEPOSIT: £1269.00 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.

### 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	52	72
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	