



1 Dancy Mews Brook Street, Tavistock, PL19 0LD

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A beautifully presented one bedroom ground floor apartment within a short walk from the Town Centre

Town Centre 0.1 miles Okehampton Railway Station 17 miles Plymouth 15 miles

• Parking space available at extra cost • Living Room with Bedroom Area • Fitted Kitchen • Shower Room • Rear Courtyard Area • Gas Central Heating • Deposit £801.00 • Council Tax Band A (WDBC) • Available early May, unfurnished • Tenant Fees Apply

£695 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Front door to:

### LIVING AREA

10'2" x 11'5"

Window to front. Laminate flooring. Radiator. A partition wall separates this from the:

### BEDROOM AREA

9'11" x 8'7"

Fitted wardrobes to include hanging space, drawers and shelving will be fitted on the back wall allowing space for a double bedroom. Radiator. Laminate flooring.

### SHOWER ROOM

Fitted with a white suite comprising; double width shower cubicle with electric shower. Close coupled WC with concealed cistern. Wash basin with white gloss storage cupboard beneath and back lit mirror above. Towel rail. Laminate flooring.

### KITCHEN

10'9" x 5'6"

Fitted with a range of sage green wall & base units with wood effect worktops. Stainless steel sink and drainer. Built in electric oven and gas hob with extractor unit above. Free standing washer/drier and small under counter fridge/freezer (supplied for tenant use but not to be repaired or replaced in the event of failure). Window to rear. Built in larder style cupboard. Gas boiler (new in June 2024). Door to outside area.

### OUTSIDE

Small courtyard area to rear suitable for a bistro style table/chairs or bin storage. An allocated parking space immediately to the front, is available with the property for an extra cost of £55 pcm if required.

### SERVICES

Mains electricity, water/drainage (metered) and mains gas.

Council Tax Band A (West Devon Borough Council)  
Broadband services from Standard to Superfast available via Openreach and Airband (Source - Ofcom) actual service availability at a property or speeds received may be different.

Mobile coverage - O2 likely, others may be limited (Source Ofcom) Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances.

EPC Band C

### SITUATION

The property is located just a couple of minutes level walk from the Town Centre and all amenities. Tavistock is a thriving Market Town, and is the only town in Devon to hold world heritage status. Along with National stores and supermarkets, there is a vibrant range of local independent retailers and a thriving Pannier Market close by. There is direct access to Dartmoor and several National Trust properties are in easy reach: Lydford

Gorge, Buckland Abbey and Cotehele are all nearby. National Cycle Route 27, Drakes Trail and the West Devon Way to Plymouth are all easily accessible from the town centre. There is a thriving leisure centre and swimming pool located in the town park and Mount Kelly School open their pool to the public also. Schooling is available from Infant to Sixth form level.

### DIRECTIONS

From our office in Bedford Square, proceed along Brook Street, opposite the large Co-Op supermarket turn right into Dancsey Mews and the property will be found immediately ahead with the parking space at the front.

### LETTING

The property is available to let from early May on a 6 month plus assured shorthold tenancy, unfurnished. RENT: £695 pcm exclusive of all charges. Where the tenant wishes to have the parking space, the rent will be £750 pcm. DEPOSIT: £801.00 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. Please note the property is not suitable for pets or children.

### 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.

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*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.*

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 74      | 75                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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stags.co.uk



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