



12 Staple Tor Road, Tavistock, Devon PL19 8FY

A well presented three storey town house with three/four bedrooms, garage and parking.

Tavistock Town Centre 1.3 miles Plymouth 15.3 miles

• Open Plan Living/Dining/Kitchen • Fourth bedroom could be used as 2nd Reception Room • Utility Room/Cloak Room • Two Bathrooms • Single Garage and Parking Space • One Pet Considered • Council Tax Band D • Deposit £1442 • Available now, unfurnished • Tenant Fees Apply

£1,250 Per Calendar Month

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

ACCOMMODATION INCLUDES

ENTRANCE HALL 8'1" x 8'11" including stair recess

Radiator. Stairs to first floor.

UTILITY/CLOAK ROOM 5'4" x 6'3"

Base unit with grey worktop. Shelving. Wall cupboard housing gas boiler. Space and plumbing for washing machine. WC, wash basin. Radiator. Tiled floor. Obscure glazed window to front.

OPEN PLAN LIVING / KITCHEN AREA 15'7" x 21'7"

The kitchen area is separated from the living space via a half wall. Fitted with a range of grey wood effect wall and base units, with grey worktop. Space and plumbing for dishwasher. Gas hob with extractor hood above. Built in electric oven. Free standing fridge/freezer. Stainless steel one and a half bowl sink unit, with drainer and mixer tap. The living area opens out onto the rear garden via patio doors. Two radiators. Under-stair store cupboard.

FIRST FLOOR LANDING

Radiator. Window to front.

BEDROOM 4 (OR 2ND RECEPTION ROOM)

11'2" x 15'6"

Two radiators. Window to front.

BATHROOM

Fitted with a white suite comprising bath with shower over, WC, wash basin. Tiled floor. Radiator.

BEDROOM 3

8'7" x 8'7"

Window to front. Radiator.

STAIRS TO SECOND FLOOR

BEDROOM 1 13'6" x 10'4" excluding wardrobes

Fitted with a range of built in wardrobes with hanging rails and shelves. Window to rear. Radiator. Further large cupboard.

BATHROOM

Fitted with a white suite comprising enclosed shower cubicle, wash basin, and WC. Ladder style heated towel rail. Shelving to alcove. Tiled floor.

BEDROOM 2

9'2" x 15'6" reducing to 5'6"

Window to front. Radiator.

OUTSIDE

To the rear is an enclosed garden, which has been landscaped and provides a patio area immediately adjoining the house, two raised flower beds and concrete steps up to a level lawned area divided by a concrete pathway. Rear access gate which leads to a garage in a block of three (left hand of three) Immediately to the front of the property is a paved path to the front door with gravel either side, mature shrubs.

SERVICES

Mains electricity, gas and water /drainage. (metered)
Council Tax Band D (West Devon Borough Council)



EPC Band B.

Broadband - BT services standard to ultrafast are available at this address. EE and Airband may be alternative non-wired suppliers. (Source ofcom) Please note the agents have not inspected or tested these services.

Mobile - EE and Three are likely for voice / data services internally and externally. O2 and Vodafone may be limited.

SITUATION

The property is situated in 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.

DIRECTIONS

From Tavistock take the A390 (Callington Road) past the Catholic Church on your left and side and continue until you reach the small roundabout. Turn first left at the roundabout and continue along Staple Tor Road which bears around to the right. No 12 can you found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6/12 month plus, unfurnished and is available immediately. RENT: £1250 pcm exclusive of all charges. One pet considered. DEPOSIT: £1442 returnable at end of tenancy subject to any deductions (the Landlord will hold the deposit and administer in accordance with the "My Deposits" scheme. The Landlord will draw up the Tenancy agreement. 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC