



63 Redmoor Close, Tavistock, Devon PL19 0ER

A well presented three bedroom detached bungalow backing onto open fields

Town centre 1 mile Plymouth 16 miles Okehampton 17 miles

• Sun Room over looking rear garden • Front and Rear Gardens • Garage & Driveway Parking • Gas Central Heating • 6 Month Renewable Tenancy • Available Now, unfurnished • One small dog will be considered (Terms Apply) (No Cats) • Deposit £1615.00 • Council Tax Band D • Tenant Fees Apply

£1,400 Per Calendar Month

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

ACCOMMODATION INCLUDES

HALLWAY

Radiator. Cupboard housing gas boiler, slatted shelves for storage, coat hooks.

BEDROOM 1 11'8" x 11'8" excluding wardrobes

Built in wardrobes with hanging rails and shelving. Radiator. Window to front.

LIVING ROOM 14'0" x 13'11"

Stone effect fireplace with inset gas fire and stone hearth. Window to front. Radiator.

BEDROOM 2 8'9" x 11'2"

Single wardrobe with hanging rail and shelving. Window to rear overlooking the garden. Radiator.

BATHROOM

Fitted with a white suite comprising L Shaped bath with shower, shower screen. WC. Wash basin. Obscure window to rear. Vinyl flooring. Radiator.

KITCHEN/DINING ROOM 16'7" x 10'1"

Fitted with a range of cream wall and base units with solid wood worktops. Electric eye level double oven. Ceramic induction hob with extractor above. Stainless steel sink with drainer and mixer tap. Built in fridge/freezer. Space and plumbing for washing machine. Radiator. Window to rear overlooking the garden. Door to rear hallway and bedroom 3.

BEDROOM 3/DINING ROOM 9'1" x 12'4"

Radiator. Window overlooking front garden.

REAR HALLWAY

Laminate flooring. Step down to cloakroom. Doorway to sunroom. Back door to side.

CLOAKROOM

WC. Wash basin. Obscure window. Tiled floor.

SUN ROOM 11'10" x 11'6"

Fully glazed and overlooking the rear garden. Two wall mounted electric heaters. Laminate flooring. Door to patio and rear garden. Ceiling spotlights.

OUTSIDE

Externally the property enjoys an attractive lawned gardens to both front and rear. At rear the garden backs onto open fields and is bordered by fencing and devon banks. Store shed and Greenhouse. To the front is a brick paved driveway, providing parking for 2/3 cars leading to the single garage.

SERVICES

Electric - Mains connected

Gas - Mains connected

Water - Mains connected (metered)

Drainage - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 27 Mbps, Upload 5Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE / O2

External - EE, Three, O2 and Vodafone.

Local Authority - Council Tax Band D



SITUATION

The property is situated in the sought after location of Redmoor Close which backs onto open fields and is in walking distance to 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 our office in Bedford Square proceed up the hill into Drake Road and follow the road up the hill past the Council Offices and continue to the top of Butcher Park hill turning left in Redmoor Close. Follow along Redmoor Close and continue to the top of the Close where No 63 will be found on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available immediately. RENT: £1400 pcm exclusive of all charges. one small dog considered (no cats due to allergies). Where the agreed let permits pets the rent will be £1450. DEPOSIT: £1615.00 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.

HOLDING DEPOSIT AND TENANT FEES

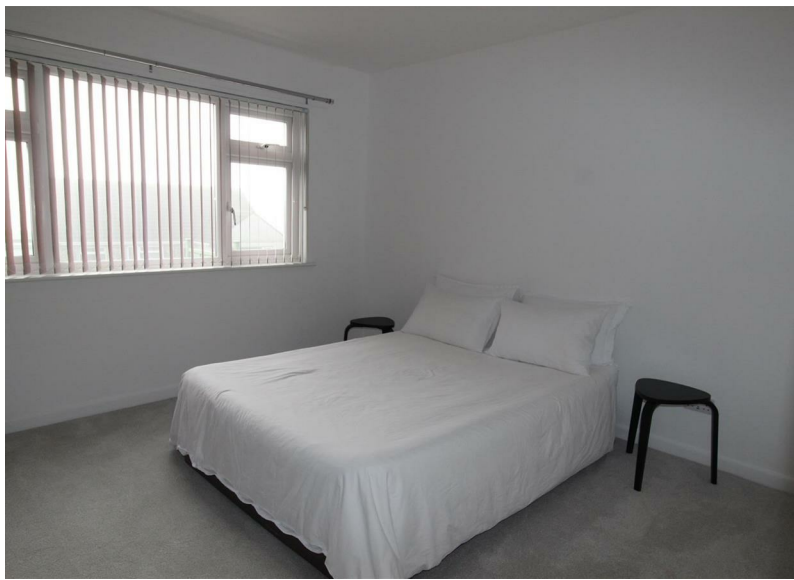
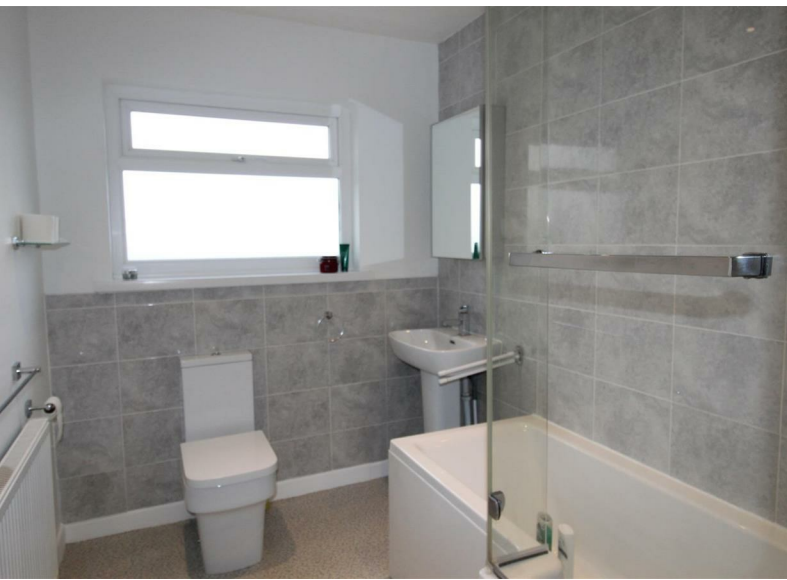
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and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

RENTERS RIGHTS ACT

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.

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		
101-110 A		
81-100 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
0-10 G		
Not energy efficient - higher running costs		
England & Wales		
	66	79
	EU Directive 2002/91/EC	

stags.co.uk