



74C Broad Park Road, Bere Alston, Yelverton, PL20 7DU

A detached studio with level access, parking, suitable for single occupancy only

Tavistock 7 miles Plymouth 12.5 miles By Car. 40 minutes via Train

• Open plan living/kitchen/bedroom • Shower/Wet Room • Parking space • Small Patio • Electric underfloor heating • Deposit £750.00 • £100 payable to Landlord PCM for water/drainage/electricity • No pets • Available now, part or unfurnished • Tenant Fees Apply

£650 Per Calendar Month

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

ACCOMMODATION INCLUDES

OPEN PLAN LIVING SPACE / KITCHEN / BEDROOM 34'3" x 11'10"

Via Key Pad Entry

LIVING AREA/BEDROOM

Exposed stone walls with beamed ceiling. Windows to rear. Door to front.

KITCHEN AREA

Fitted with a range of grey gloss base units with white gloss worktop. Built in electric oven and hob. Hot water heater under sink. Stainless sink with trainer and mixer tap. Built in fridge. Windows to front and rear. Door to front.

UTILITY AREA 7'1" x 6'2"

Plumbing for washing machine. Vinyl flooring. Obscure glazed window to side.

SHOWER/WET ROOM

White WC, Wash basin. Electric shower in tiled wet room area.

OUTSIDE

There is one parking space located parallel to the front of the property. On the road side there is a planted garden area, which is maintained by the Landlord. The tenant has use of a paved patio to the rear with washing line, which is shared with numbers 74A & 74B and also West View Care Home. These areas are maintained by the Landlord. Space for dustbin/recycling adjacent to the roadside. The whole site is level and would be suitable for someone with reduced mobility.

SERVICES

Electric underfloor heating

Water, drainage and electricity charges payable with the rent at £100 pcm to the Landlord. This may be reviewed 12 months after the contract start point.

Council Tax Payable by Tenant (Band A) WDBC.

Broadband - from standard to ultrafast available (source Ofcom)

Mobile - Source Ofcom - O2 and Vodafone both good outdoor, variable indoor. 3 and EE - variable indoor and outdoor.

Some additional care services could be available if required from West View Care Home at additional cost by separate arrangement with the Landlord.

SITUATION

The property is situated within the popular village of Bere Alston, which offers wide range of shops, pubs, primary school, doctors' surgery and train station providing a direct line to Plymouth and it's vibrant city centre. The market town of Tavistock is approximately 7 miles distance offering an excellent range of shopping facilities including supermarkets, restaurants, pannier market, boutiques, doctors, dentists, swimming pool and The Wharf Arts and Entertainment venue together with easy access to Dartmoor.

DIRECTIONS

From Tavistock, proceed west out of the town on the A390, Callington Road and carry along this road until the reach the small roundabout at Gulworthy. Turn left at the roundabout and follow this road until you reach Bere Alston, as you reach the village sign there is a right hand turning onto Broad Park road. Continue following the road into the village, 74C will be found on your left hand side just before the entrance to West View Care Home.

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, or part furnished to suit, and is available immediately. RENT: £650 pcm exclusive of all charges. Not suitable for children or pets and SINGLE OCCUPANCY ONLY due to planning restrictions. £100 PCM is payable to the Landlord monthly to cover electricity, water & drainage charges. DEPOSIT: £750 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.

RENTERS RIGHTS BILL

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.

AGENTS NOTE

The planning for this property is for Residential occupancy until July 2027 by a single occupier only - renewal is at the discretion of the local authority. Solar panels may be fitted to the property at a later date.



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		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		