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Residential Lettings



7 Heritage Park
Tavistock, PL19 0BY

Grade II Listed Former Foundry Town House Within A Short Walk To The Town Centre With Parking

• Modern Accommodation • Two Bedrooms • Two Bathrooms • Mezzanine Area • GFCH • Off Road Parking • Pet Considered • Available Now • Tenant Fees Apply • •

£675 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ENTRANCE

Door to; Ground floor lobby, radiator, vinyl flooring.

CLOAKROOM

White wc, wash hand basin. Window at high level to front. Radiator, vinyl flooring.

STAIRS TO FIRST FLOOR

KITCHEN

Range of white fronted wall and base units with grey stone effect worktop. Stainless steel one and a half sink and drainer with mixer tap. Built in gas hob and double oven with extractor fan above. Built in dishwasher. Built in washer/dryer. Built in fridge/freezer. Cupboard housing gas boiler. Vinyl flooring.

SITTING ROOM

Large window to side. Storage Cupboard

STAIRS TO SECOND FLOOR LANDING

Cupboard

BATHROOM

White suite comprising; Bath and electric shower above, wc and wash hand basin. Vinyl flooring and underfloor heating.

BEDROOM TWO

Double, window to side. Underfloor heating

MEZZANINE AREA

Underfloor heating, window to rear, beamed ceiling. Stairs to 3rd floor.

BEDROOM ONE

Radiator, double, large storage cupboard.

ENSUITE SHOWER ROOM

Shower cubicle with electric shower. Wc and wash hand basin. Radiator, vinyl flooring, velux window, cupboard under eaves.

SERVICES

Mains gas, electric, water and drainage
West Devon Borough Council Tax Band C

SITUATION

The property is situated within a short walk of the Town Centre. Tavistock is a popular market town which provides a good range of shopping facilities, various state schools and renowned private schools, including preparatory and a senior college. Recreational facilities include golf

courses, rugby, football, tennis and indoor swimming clubs and The Wharf Cultural Centre. Plymouth, with its 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 town centre proceed down the high street, past the large Co-Op on the left and ATS on the right, and follow the road along until you reach the entrance to Heritage Park on the left hand side. Once entering Heritage Park the entrance to No 7 can be found under the archway on the left hand side.

LETTINGS

The property is to let on an initial six month Assured Shorthold Tenancy. The property may be available on a rolling tenancy there after but will not extend beyond a year. Rent: £675 per calendar month exclusive of all other charges. Deposit: £775 returnable at the end of the 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. Usual references required. No smoking/No DSS. Pet Considered. Viewing strictly through the Agents. Available now, unfurnished.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £180 (£150 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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