



Hay Barn Lower Chaddlehanger House, Tavistock,
Devon PL19 0LG

A beautifully presented attached one bedroom
barn conversion

Tavistock Town Centre 2.7 miles Launceston 12 miles Okehampton 15.5
miles

• Rural Views • Open Plan Living / Dining / Kitchen area • Double Bedroom • En-suite shower
Room • Parking Space, Small Private Garden & use of shared garden • Council Tax Band still to be
confirmed by WDBC • Pets considered *terms apply • Utilities £300 pcm payable to Landlord • EPC Band
C • Tenant Fees Apply

£850 Per Calendar Month

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ACCOMMODATION TO INCLUDE

LARGE OPEN PLAN LIVING SPACE COMPRISING:

KITCHEN AREA **17'4" x 8'7"**

Fitted with white base units with wooden worktops. Built in electric oven and ceramic hob. Built in slim line dishwasher. Butler sink with mixer tap. Wooden flooring. Radiator. Door to outside patio area.

LIVING / DINING ROOM **16'3" x 9'2"**

Wood-burner. Two arrow slit windows with stunning views. Full height vaulted ceiling with exposed beams. Radiator. Wooden floor.

STEPS UP TO

BEDROOM **10'0" x 11'1"**

Radiator. Window to front. Large wardrobe and store cupboard containing Gas boiler and water tank. Wooden floor.

SHOWER ROOM

Large shower cubicle. Wash hand basin. WC. Heated towel rail. Wooden flooring.

OUTSIDE

Accessed via the kitchen area is a gravelled patio area with grass banks and flower bed for the use of the Hay Barn only. Just across the drive is an area of lawned garden shared with one other barn. One parking space.

SERVICES

LPG / Gardening of communal areas/ Electricity, Broadband, Water & Private Drainage are £300 a month payable to the Landlord.
Council Tax payable to WDBC (Banding not yet confirmed from WDBC)

SITUATION

The Hay Barn, is a conversion of a former farm building in a small courtyard of three properties at the end of a country lane within a small hamlet outside of Tavistock, enjoying a great degree of peace and tranquillity. The facilities of Tavistock are within a 5 minute drive.

Tavistock is a thriving market town in West Devon forming part of a designated World Heritage Site, rich in history and tradition dating to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, 18 miles to the south, offers extensive amenities with the added attraction of its coastal access.

The cathedral city of Exeter lies 37 miles to the northeast, providing connections to London and the rest of the UK via its railway links, the M5 motorway and its international airport.

DIRECTIONS

Proceed up Drake Road past our office, heading out of the town onto Butcher Park Hill. Follow this road for about 2 miles before taking a left hand turning signposted to Chillaton/Lewdown/Lifton. Take the next left signposted to Chaddlehanger, follow the lane past the farm buildings on the left and take the next left (to Lower Chaddlehanger) after a sharp right hand bend. Follow this lane down the hill, and it turns into the driveway for Lower Chaddlehanger house and cottages. Take the first left into the courtyard.

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.

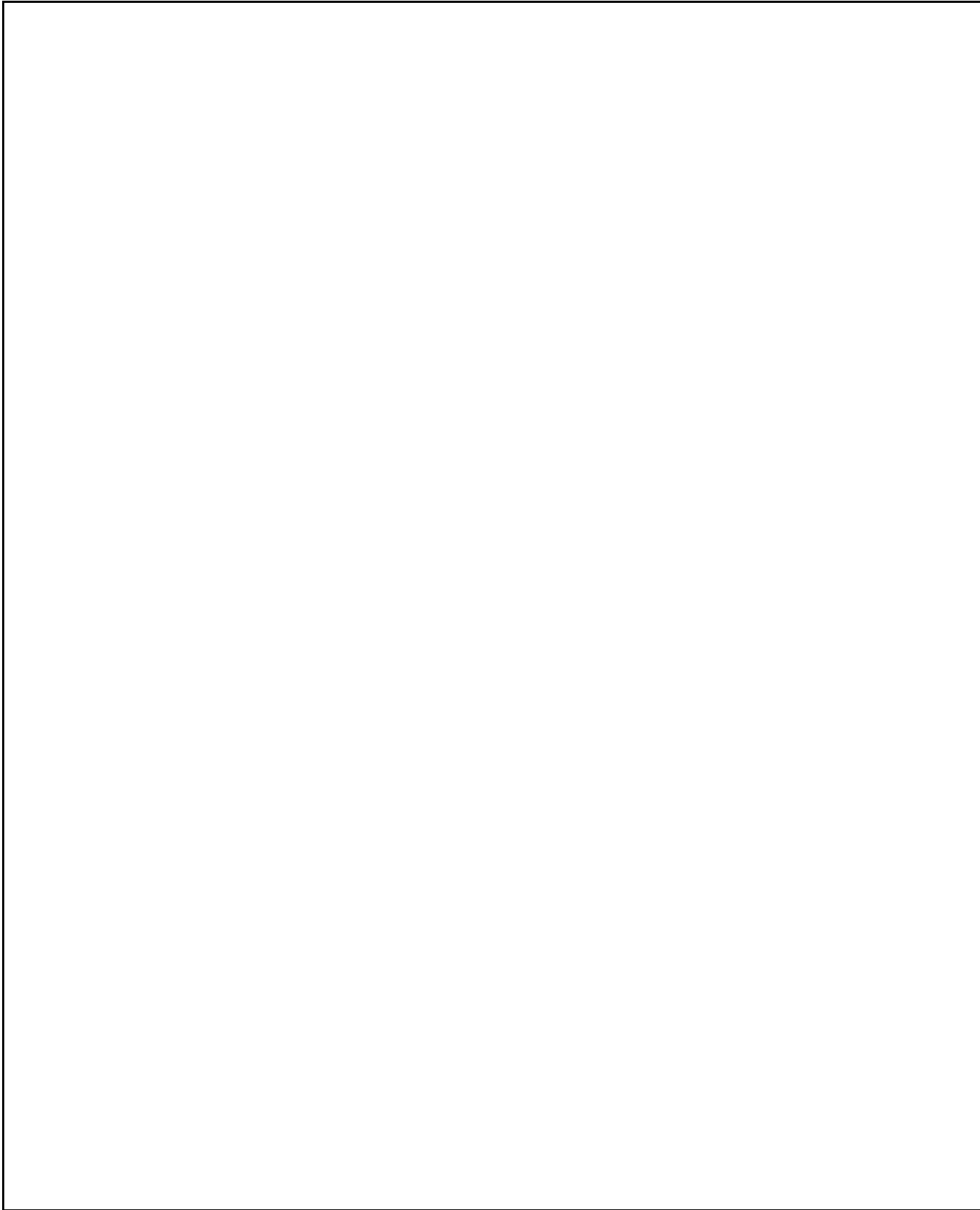
LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished , furnished or part furnished and is available 1st July. RENT: £850 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the rent will be £900. DEPOSIT: £980.00 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.

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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