



Flat 1 Barsand House Pym Street, Tavistock, PL19 0AW

A spacious and beautifully presented second floor duplex apartment close to the Town Centre situated in a Grade II listed building

Plymouth 15 miles

- Two Reception Rooms
- Fully fitted high-specification Kitchen
- Two Double Bedrooms (one en-suite)
- Shower Room
- Modern Electric Heating
- Not suited to children or pets
- Available Mid July, unfurnished
- Deposit £1148.00
- Council Tax Band E
- Tenant Fees Apply

£995 Per Calendar Month

01822 619818 | [rentals.westdevon@stags.co.uk](mailto:rentals.westdevon@stags.co.uk)



## ACCOMMODATION INCLUDES

Entering the building into the communal hallway staircase rises to the second floor and the entrance can be found off the upper hallway.

## ENTRANCE HALL

### SITTING ROOM

20'6" x 14'4"

A light and spacious room with full height sash windows to front. Wardrobe. Electric fire in decorative surround. Double doors open to:

### DINING ROOM

17'3" x 11'1"

Full height sash windows to front. Electric heater. Door to hallway.

### BEDROOM 2

12'2" x 12'0"

Double room. Window to rear. Wardrobe. Electric heater. Door to

## EN-SUITE SHOWER ROOM

Fully tiled. Modern suite comprising a large walk-in shower enclosure with rainfall shower head and separate attachment. Sink and WC inset in Vanity Unit. Large backlit mirror. Linen cupboard.

## KITCHEN

16'4" x 8'11"

Fully fitted to a high specification with a range of light grey cupboards and drawers including larder cupboard and carousel corner cupboard. Quartz worktops. Frosted glass splash backs. Stainless steel 1.5 bowl sink and drainer inset in worktop. Bosch appliances to include oven and combi microwave, multizone induction hob and dishwasher. Built in wine cooler. Integrated Fridge/freezer. Velux roof lights with remote control.

From the hallway stairs rise to Inner landing with store cupboard containing washer and dryer. Door to:

## MASTER BEDROOM

14'0" x 11'8"

Double room. Two velux roof-lights.

## EN-SUITE

Large shower enclosure. Wash basin. WC. Fully tiled.

## OUTSIDE

There is no outside space or parking with the property.

## SERVICES

Mains services (electricity, water and drainage) modern electric heaters throughout.

According to <https://checker.ofcom.org.uk/> Standard and Superfast broadband is available to this location.

Mobile according to <https://checker.ofcom.org.uk/> coverage is likely on all four major networks for voice calls. Data may be limited on O2 / Vodafone.

Council Tax Band E. West Devon Borough Council.

## SITUATION

The property is situated 150 yards from the Town Centre and all amenities. 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

Proceed along West Street, turning right and following the one way system around to the right and into Market Street. The property is located on the corner of Market Street and Pym Street. Chargeable parking can be found in the Bank Square Car Park.  
[What3Words///paints.rings.singer](https://www.what3words.com/paints.rings.singer)

## LETTING

The property is available Mid July on an initial 6 month tenancy for up to 12 months. Unfurnished. RENT: £995 pcm exclusive of all charges. Not suited to Children/pets. DEPOSIT: £1148.00 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.

## 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		
81-91	B		79
69-80	C		
55-68	D	54	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	