



114 Deacons Green, Tavistock, Devon PL19 8BW

Well maintained modern three bedroom semi-detached property in sought after location

Tavistock Town Centre 1 mile Plymouth 15 miles

- Enclosed rear garden
- Gas central heating
- Garage and one allocated parking space
- Available Mid May, Unfurnished
- 12 month plus Tenancy
- Deposit £1269
- Council Tax Band C
- EPC Band C
- Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION INCLUDES

INNER HALL

Radiator

OPEN PLAN LOUNGE/DINER/KITCHEN

SITTING AREA

11'6" x 14'5"

Window to front. Radiator. Under stairs cupboard. Laminate flooring.

DINING AREA

8'7" x 10'0"

Radiator. Laminate flooring. Patio doors to rear garden.

KITCHEN AREA

10'0" x 6'0"

Range of wood effect wall and base units with cream worktop. Built in oven, gas hob with extractor above. space for fridge/freezer. Stainless steel sink with drainer and mixer tap. Wall mounted gas boiler. Radiator
Window to rear. Vinyl flooring

STAIRS FROM HALLWAY TO FIRST FLOOR

Cupboard on landing housing hot water tank and slatted shelving.

BEDROOM THREE

7'4" x 7'8"

Single. Radiator. Window to rear.

BEDROOM TWO

9'1" x 7'3"

Small double. Radiator. Window to rear.

BATHROOM

White suite comprising of bath with electric shower above, wc and wash hand basin with vanity storage below. Obscured window to side.
Radiator. Vinyl flooring.

BEDROOM ONE

12'11" x 8'7"

Double. Built in wardrobes with hanging rail and shelves. Further built in cupboard for storage. Radiator. window to front.

OUTSIDE

To the front of the property there is an attached garage with power and plumbing for a washing machine. There is off road parking for one car in front of the garage and a gravelled area to the front. To the rear of the property is an enclosed garden with lawned area and mature bushes and patio area. There is rear pedestrian access to the garage.

SERVICES

Mains gas

Electric is currently on a key/card meter. The landlord is happy if tenants want to change this to a normal type meter

Mains water and drainage (metered)

West Devon Borough Council Tax Band C

According to <https://checker.ofcom.org.uk/> Standard, Superfast and Ultrafast broadband is available in this area.

Mobile, According to <https://checker.ofcom.org.uk/> mobile coverage is most likely on EE for data and voice internally and externally. Other providers are available but coverage may be limited.

SITUATION

Deacons Green is situated a short distance from the centre of the bustling Market Town of Tavistock. 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 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. The property itself is within walking distance to the town centre and is also serviced by a local bus with a bus stop close by.

DIRECTIONS

From Tavistock take the A390 signed posted to Callington/Gunnislake. Carry on up past the Catholic Church and then take the 2nd turning left into Monksmead. Go down around the bend and then turn right into Deacons Green. Carry down this road and near the bottom of the road No 114 can be found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available now. RENT: £1100pcm exclusive of all charges. : £1269 DEPOSIT 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.

RENTERS RIGHTS ACT .

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).





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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		71	85
England & Wales		EU Directive 2002/91/EC	