



DORVIC
19



19 Silent Woman Park, Tavistock, Devon PL19 9LQ

A two bedroom detached park home situated close to Tavistock & within walking distance of Dartmoor

Tavistock 2.2 miles Plymouth 14.5 miles

• Over 50's only • No EPC required • One Parking Space & Small Garden • One Pet Considered • LPG Central Heating • Available Now, unfurnished • 12 month plus tenancy • Deposit £911 • Council Tax Band A • Tenant Fees Apply

£790 Per Calendar Month

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

ACCOMMODATION INCLUDES

HALLWAY

Carpeted

KITCHEN

11'7" x 10'9"

A range of green and blue wall and base units with cream worktops. Stainless steel sink and drainer. Free standing electric cooker. washing machine. Free standing fridge/freezer/ Radiator. Window to side. Cupboard housing hot water tank. Carpet. Store cupboard.

SITTING ROOM 11'5" x 11'7" including alcoves

Gas fire on decorative hearth. Built in storage unit with cupboard and shelving. Two windows. Carpet.

BATHROOM

5'5" x 6'9"

White suite to include bath with electric shower over. Wash basin and WC. Vinyl flooring. Radiator. Obscure window to side.

BEDROOM 2

8'3" x 8'5"

Radiator. Window to side. Carpet. Tumble dryer.

BEDROOM 1

11'8" x 8'0"

Radiator. Window to side. Carpet.

OUTSIDE

To the outside is a small patio area bordered by mature shrubs. Small shed. One allocated parking space.

AGENTS NOTE

Occupancy of this property is limited to those over the age of 50.

SERVICES

Bottled LPG heating. Supplier is tenant choice.

Water and drainage payable to the Landlord £51.64 pcm invoiced on 1st of each month (please note this is subject to mid-tenancy increases in line with supply costs)

Electricity payable to the Landlord monthly invoiced on 1st of each month

Council Tax Band A.

Mobile - Vodafone best of all four major networks at this location.

Source Ofcom

Broadband - Standard wired Broadband is available (4 mbps upload / 1 mbps download), Wireless broadband via EE is available.

Source (Ofcom). The previous tenant had connection with Skylightbroadband.com and a hub remains at the property.

SITUATION

The property is situated within walking distance of the Dartmoor National Park with superb walking opportunities on the doorstep.

Just over 2 miles away is the popular Market Town of Tavistock.

The town offers a superb range of leisure, shopping and recreational facilities, and regular farmer's markets are held in the Bedford Square.

Plymouth, some 15 miles to the south, offers extensive amenities with the added attraction of its coastal access.

DIRECTIONS

From Tavistock take the B3357, Mount Tavy Road. Upon leaving the town, follow the road past the crossroads to Peter Tavy and



Moortown, until it begins to proceed up Pork Hill towards the moor. The Silent Woman Park entrance can be found on the right-hand side, the entrance is shared with Higher Longford Caravan Park, after you turn in follow the road around and visitor parking can be found on left hand side with number 19 a short distance down on the left hand side.

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.

LETTING

The property is available to let on a assured shorthold tenancy for 12

months plus, unfurnished and is available early April, unfurnished. . RENT: £790 pcm exclusive of all charges. Occupancy of the park is limited to the over 50s due to a planning restriction. No children. One pet considered. Deposit of £911 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 ACT

As a result of the Renters' Rights Act as from the 1st May 2026 all new and existing fixed term AST agreements will automatically become an Assured Periodic Tenancy whereby the tenancy will continue on a rolling monthly basis until either party serves the required notice.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf





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			
192 (plus)	A		
121 (97)	B		
109 (80)	C		
155 (48)	D		
139 (54)	E		
121 (38)	F		
100	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	