



Flat 1 22 King Street, Tavistock, PL19 0DT

Studio Flat Close to Town Centre with Parking

Plymouth 15 miles

- Open plan Studio Flat
- Short Walk to Town Centre
- Electric Heating
- Bathroom with shower
- Deposit £567
- Available Now
- Unfurnished
- Available 12 months plus
- Council Tax Band A
- Tenant Fees Apply

£500 Per Month

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

ACCOMMODATION INCLUDES

ENTRANCE HALL

Cupboard housing hot water tank and shelving. Further cupboard with hanging rail and shelving. New carpet.

BATHROOM

Cream suite with bath with electric shower over, wc and wash hand basin. Heated towel rail. Vinyl flooring.

LIVING/BEDROOM 13'1" x 12'9"

One room. Wall mounted electric heater. Window to front. Intercom. Archway leading to

KITCHENETTE 7'0" x 3'6"

Range of white gloss wall and base units with grey granite effect worktop. Stainless steel sink with mixer tap. Freestanding electric cooker, Space for under counter appliance. Vinyl flooring.

OUTSIDE

There is no outside space with this property. There is one parking space available in nearby carpark but is not allocated.

SERVICES

Mains electric, water & drainage.

West Devon Borough Council Tax Band A

EPC Band C

Mobile Checker - All 4 major networks are available (Ofcom) indoor reception does vary depending on network

Ofcom website suggests that Broadband up to Superfast is available

SITUATION

Situated in Tavistock the town has an excellent range of shopping facilities including supermarkets, restaurants, pannier market, boutiques, doctors, dentists and veterinary surgeries. From the town one can access Dartmoor National Park with its excellent leisure and sporting amenities. Tavistock offers superb schools and transport links into Plymouth and Yelverton. The property is within a short walk to the town centre.

DIRECTIONS

From Bedford square go along West Street, at the back of the church, and just before Fat Face turn right into King street. Go up King street and go past the Union Inn on your left and no 22 can be found after a short distance on the right hand side. The flat is located on the ground floor.

LETTING.

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £ 500 pcm exclusive of all charges.. DEPOSIT: £567 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.

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/6915beb8bc34c86c_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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91 kWh/m ² A			
91-81 kWh/m ² B			
81-69 kWh/m ² C			
69-55 kWh/m ² D			
55-48 kWh/m ² E			
48-42 kWh/m ² F			
42-20 kWh/m ² G			
Not energy efficient - higher running costs			
		73	80

England & Wales EU Directive 2002/91/EC