



Room A 10 West Street, Tavistock, Devon PL19 8AD

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## Second Floor One Bedroom Apartment In Convenient Town Centre Location

Plymouth 15 miles

• Newly Decorated & New Flooring Coverings • Water Included in rent ( Terms Apply ) • Available Now, Unfurnished • One parking space available by separate arrangement (Terms Apply) • Electric Heating • Long Term • Deposit £750 • Council Tax Band A • EPC Band C • Tenant Fees Apply

£650 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Entrance door to

## STAIRS TO LOUNGE/DINER

New carpet

## LOUNGE/DINER

18'9" x 9'2"

(Reduced head height at one end) Dimplex quantum electric heater. Velux window. New carpet

## KITCHEN

12'4" x 5'5"

(Reduced head height at one end) Range of white wall and base units with blue worktop. Stainless steel sink with hot water heater above. Fridge freezer (available for tenants use on a non repair or replacement basis). Table top cooker. Velux window.

## BEDROOM

9'1" x 8'11"

(Reduced head height at one end). Dimplex quantum heater. Window to rear. New carpet.

## SHOWER ROOM

White suite comprising wc, wash hand basin with hot water heater above and enclosed shower cubicle with electric shower. Vinyl flooring.

## OUTSIDE

There is no outside area that comes with the property. There is one parking space available on the gravelled area by separate arrangement with the landlord. Cost of £20 pcm paid direct to the landlord whereby a permit will be issued.

## SERVICES

Water and drainage included in rent (The rent will be increased by £15 pcm, if there is double occupancy, this to account for additional water usage)

Electricity via a card meter - cards to be bought from the Agents during normal office hours £10 each, cash only.

West Devon Council Tax Band A

EPC Band C

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

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.

## DIRECTIONS

From Bedford Square in Tavistock pass through the mini roundabout turning left into West Street which runs behind the main Church. Carry along West Street and take the first turning left into Russell Street. The property is situated along Garden Lane which is first left again, where the property is fronted by a gravelled area.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £650 pcm inclusive of water only (please see services paragraph for details) but exclusive of all charges DEPOSIT £750 per calendar month 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

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. Further information can be found at gov.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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	70	70
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	