

STAGS

1 Collacombe Barton Cottage Lamerton, Tavistock, Devon PL19 8SB

A three bedroom semi detached cottage on private estate within the area of Lamerton

Tavistock 3 miles Plymouth (Derriford) 15 miles Launceston 10 miles

• Large rear garden • Single Garage & Parking for 2 cars • Conservatory & Utility Room • Bathroom and cloak room • Oil fired central Heating and woodburner • Available Now, unfurnished • EPC Band D, Council Tax Band D • Deposit £.1500 • WATER & DRAINAGE INCLUDED IN RENT • Tenant Fees Apply

£1,300 Per Calendar Month

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ACCOMMODATION INCLUDES

ENTRANCE HALL 12'4" x 3'1"
2 built-in cupboards. Radiator. Laminate flooring. Window to rear

UTILITY ROOM 7'6" x 8'2"
Double wall unit with black granite effect worktop. Window to rear and side. Radiator. Plumbing for washing machine. Water filtration system. Oil boiler. Vinyl flooring.

CLOAKROOM
White WC and wash hand basin. Radiator. Obscured window to side. Laminate flooring.

KITCHEN 11'0" x 12'9"
Range of wood effect wall and base units with black granite effect worktop. Stainless steel 1.5 sink and mixer tap with drainer. Freestanding dishwasher. Freestanding cooker with ceramic hob. Space for freestanding appliance. Laminate flooring. Window to front. Radiator.

CONSERVATORY 12'2" x 9'6"
Fully glazed room with 2 sets of double glazed doors leading to garden. Laminate floor.

PORCH TO FRONT
Radiator. Door to garden. Window to front. Laminate flooring.

LIVING ROOM
Stone fireplace with slate hearth and wood lintel. Inset wood burner. Windows front and rear. Radiator.

STAIRS TO FIRST FLOOR
landing with window to rear

BEDROOM 3 9'3" x 7'9"
Radiator. Window to rear. White pedestal stink.

BEDROOM 2 12'6" x 8'11"
Radiator. Window to front. White pedestal sink. Built-in wardrobe with hanging rail with shelf.

BEDROOM 1 9'9" x 9'10"
Radiator. Window to front. Built-in wardrobe with hanging rail and shelf.

BATHROOM
White suite with bath with electric shower above. Wash hand basin. WC. Chrome ladder style heated towel rail. Laminate flooring. Large storage cupboard off bathroom (limited head height) Cupboard housing hot water tank and slated shelving.

OUTSIDE
To the rear of the property is a large garden with mature border of trees and bushes. Parking for 2 cars and single garage with electric to the front of the property.

SERVICES
Private water (borehole) managed and serviced by landlord - Included in the rent
Private Drainage (Klargester) - Landlord to empty as and when required. - Included in the rent
Oil Fire Central Heating
Mains electric via a submeter which is billed quarterly by the Landlord
Council Tax Band D
EPC Band D
Mobile - All four major networks show good outdoor coverage with



variable in doors coverage according to Ofcom
Broadband - According to Ofcom, Ultrafast Broadband is available

SITUATION

The property is located on a private estate just outside the rural village of Lamerton which offers local facilities including Public House, Garage/Shop, Village Hall & Primary School. The nearest town is Tavistock, which has an excellent range of shopping facilities including 3 supermarkets, restaurants, boutiques, doctors, dentists and veterinary surgeries. In addition there are private and secondary schools to A Level standard, including the renowned Mount Kelly. From Tavistock one can access Dartmoor National Park with its excellent leisure and sporting amenities. To the west lies the former market town of Launceston with a further range of shopping facilities, two 18-hole golf courses and access to the A30 trunk road which links the cathedral cities of Exeter and Truro. At Exeter one can find department stores, university, mainline rail station serving London Paddington and access to the M5 network. In addition there are international airports at Exeter and Newquay. The University City of Plymouth is 16 miles to the south where there are similar shopping facilities including Drake Circus Shopping Centre and a cross channel ferry port serving northern France and Spain.

DIRECTIONS

Please contact us for directions to the property if a viewing is booked. Please note this property is located in a private position and drive-bys are not possible. Viewings are by appointment only.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1300 pcm exclusive of all charges. DEPOSIT: £1500 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.
Pets may be considered at this property subject to a vetting application.

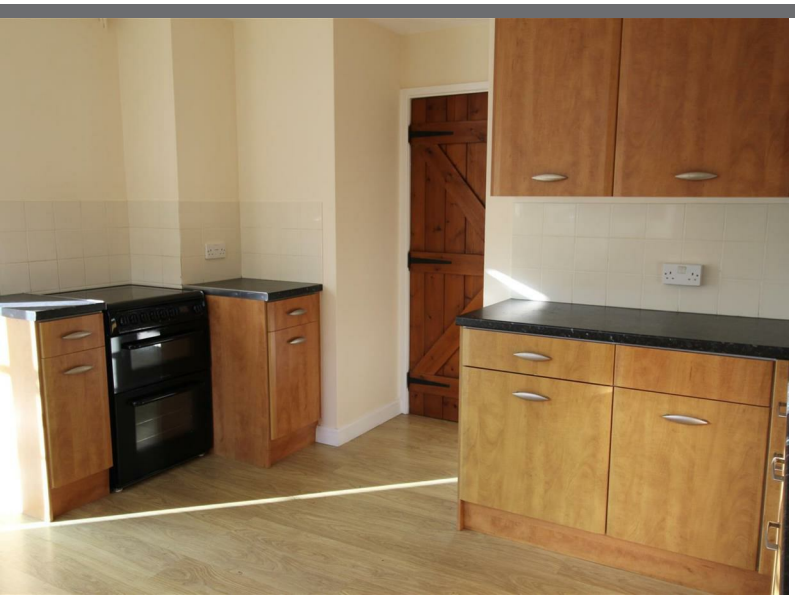
RENTERS RIGHTS ACT

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.

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.

STAGS

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