



2 Canons Way, Tavistock, PL19 8BJ

Semi detached two bedroom property in popular residential area

Tavistock Town Centre 1 mile Plymouth 15 miles

• Convenient location • Available now, unfurnished • Pets considered (max 2) Terms Apply • Gas Central Heating • Garden and off road parking • Deposit £1009 • 12 months plus tenancy • EPC Band C • Council Tax Band B • Tenant Fees Apply

£875 Per Calendar Month

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

ACCOMMODATION INCLUDES

ENTRANCE HALL

Built in show cupboard and coat hanging hooks

LIVING ROOM

11'11" x 15'7" including understairs alcove

Window to front. 2 x radiators. Brand new fitted carpet.

KITCHEN

9'9" x 8'0"

Range of grey wall and base units with solid wood effect worktop. Built in double oven and ceramic hob with stainless steel extractor above. Space and plumbing for washing machine. Stainless steel sink with drainer and mixer tap. Space for fridge freezer. Wall mounted gas boiler. Oak effect laminate flooring. Radiator. Window to rear. Patio door to rear garden.

STAIRS AND LANDING

Stairs from lounge to landing

SHOWER ROOM

White suite comprising large fully tiled shower cubicle, wc and wash hand basin. Chrome ladder heated towel rail. Window to side. Cupboard with radiator and slatted shelving. Vinyl flooring.

BEDROOM 2

11'10" x 7'1"

Window to front. Radiator

BEDROOM 1

9'1" x 11'10"

Window to rear. Radiator. Brand new fitted carpet.

OUTSIDE

To the rear of the property is an enclosed lawned garden with decking area. Although there is a shed to the rear, this can be left for tenants use but will not be repaired or replaced. Alternatively the shed can be removed, so that tenants can place their own shed in this area. To the front of the property is an open lawned area with off road parking for 2 cars.

SERVICES

Mains electricity, water, drainage and gas.

Gas Fired Central Heating

Council Tax Band B (West Devon Borough Council)

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

Canons Way 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 its 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 to the bottom of the road and turn left into Canons Way and No 2 can be found after a short distance on the left hand side.

LETTING.

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £875 pcm exclusive of all charges .Children/pets considered. Where the agreed let permits pets the rent will be £900. DEPOSIT: £1009. 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 .

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

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.



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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		74	79
(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	