



STAGS

2 Highertown, Horrabridge, Yelverton,
Devon, PL20 7TU

A well presented mid terraced two bedroom house in a
'tucked away' location on the edge of the Village.

Tavistock 4 miles Plymouth 12 miles

• Village location • Rural views • Two Bedrooms • Parking for two cars • Courtyard Garden • No Pets/children/smokers • Available Mid September •

£650 Per calendar month

EPC Band D

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ACCOMMODATION INCLUDES

ENTRANCE PORCH

Window to side. High level shelf.

SITTING ROOM

Radiator. Patio door to front. Stairs to first floor.

KITCHEN DINER

A range of cream wall and base units with granite effect worktop. Worcester oil boiler. Stainless steel sink and drainer with mixer tap over. Built in single oven and electric solid plate hob with extractor above. Space for under counter appliance. Window to rear. Dining Area with window to rear, radiator, vinyl flooring.

UTILITY/REAR PORCH

Cream base cupboard with granite effect worktop over. Plumbing and space for washing machine. Further appliance space. Door to rear. Windows to two aspects. Vinyl flooring.

FIRST FLOOR

Stairs from the sitting room to first floor landing. Doors to:

SHOWER ROOM

White suite comprising corner cubicle with shower, WC, wash hand basin. Window to rear. Radiator. Vinyl flooring.

BEDROOM 2

Double room. Radiator. Window to rear.

BEDROOM 1

Double room. Radiator. Window to front. Rural views. Walk in wardrobe with hanging rail and shelves.

OUTSIDE

Rear courtyard with store. Parking for two cars to front. Rose garden (maintained by the landlord) small patio area. Attractive views to rear over surrounding farmland.

SERVICES

Mains electric
Mains water and drainage
West Devon Borough Council Tax Band B
Oil Fired Central Heating

SITUATION

The property is located in a tucked away location close to the rural village of Horrabridge, only 4 miles from the bustling Market Town of Tavistock and 15 miles from the City of Plymouth. Horrabridge is located on the edge of Dartmoor National Park. Tavistock is a thriving market town rich in history and offers a wide range of shopping, leisure and schooling facilities to include the renowned independent school Mount Kelly. Yelverton, with its GP and Veterinary Surgeries, fuel station, Post Office and various sports clubs, is approximately 2 miles away. The



Maritime and University City of Plymouth offers national rail connections to the rest of the UK, and an extensive range of leisure facilities.

DIRECTIONS

Proceed out of Tavistock on A386 towards Plymouth, passing the Halfway House on the LHS at Grenofen, follow the road down through the bends and over the bridge and continue up the hill turning left by the speed camera (before the garage). Carry on down the road crossing over the bridge and turning immediately left just after the bridge. Carry along this road for approximately 0.25 miles turning right by the cream converted chapel. Go up hill and turn immediately left beside Valley View into the lane with tall fir trees. Go up the lane and cottages will be found in front of you. No 2 is the middle cottage.

LETTING

The property is to let on an initial six month plus Assured Shorthold Tenancy. Rent: £650 per calendar month exclusive of all other charges. Deposit: £750 returnable at the end of the 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. Usual references required. No Smoking/Pets/children. Viewing strictly through the Agents. Available Mid September.

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.



