



9 Old Exeter Road, Tavistock, Devon PL19 0JE

A mid terrace house close to town centre set over three floors

Plymouth 15 miles

• Open Plan Lounge/Diner • Kitchen • Study/Hobbies Room • Two Double Bedrooms • Gas Fired Central Heating • Pets Considered (Terms Apply) • Available now • Tenant Fees Apply

£625 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Entrance hall;

OPEN PLAN/LOUNGE DINER

Radiator. Window to front. Built in corner cupboard and shelving unit. Under stairs cupboard.

KITCHEN

Range of white fronted wall and base units with black worktop. Stainless steel sink and drainer with mixer tap. Built in electric ceramic hob with stainless steel extractor above. Built in electric oven. Space and plumbing for washing machine. Built in fridge. Built in freezer. Radiator. Window to side. Laminate flooring. Door to small rear court yard area with outside wc.

FROM HALLWAY STAIRS TO FIRST FLOOR

With door to rear garden area.

BEDROOM TWO

Double. Radiator. Window to front. Large walk in wardrobe.

STUDY/HOBBIES ROOM

Window to side. Gas boiler. Cupboard with shelving.

SHOWER ROOM

White suite comprising shower cubicle with electric shower, wc and wash hand basin. Laminate flooring. Radiator. Sky light. Door leading to steps to outside area.

STAIRS TO 2ND FLOOR

BEDROOM ONE

Double. Radiator. Window to front.

OUTSIDE

Steps leading from back door (on first floor) to outside area. Please note there is no private parking with this property. We understand a permit is available to purchase from Devon County Council at a very reasonable rate. Conditions on the permit are available from Devon County Council.

SERVICES

Mains water
Mains gas and electric
Council Tax Band B
EPC Band C

SITUATION

Old Exeter Road boasts a convenient location within walking distance of the town centre. The town has a local bus service, with a bus stop close by. The popular market town provides a good range of shopping facilities. Recreational facilities include golf courses, rugby, football, tennis and indoor swimming clubs and The Wharf Cultural Centre. Plymouth, with its fascinating waterfront, some 15 miles away, offers facilities including a cross channel ferry port and mainline railway station with London Paddington approximately 3.5 hours away.

DIRECTIONS

From Tavistock town centre take the road between the banks onto Drake Road and take the first right onto Barley Market Street which goes into Old Exeter Road.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £625 pcm exclusive of all other charges. No children. Pets considered. Where the agreed let permits a pet the rent will be £650 pcm. DEPOSIT: £721.00 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) A			
81-91) B			
69-80) C			
55-68) D			
49-54) E			
39-48) F			
31-38) G			
Not energy efficient - higher running costs			
England & Wales		69	88
EU Directive 2002/91/EC			