



2b Taylor Square, Tavistock, Devon PL19 0DG

A secluded two bedroom cottage close to the
Town Centre

Town Centre 0.2 miles Plymouth 15.4 miles

• Living Room & Kitchen • Bathroom & Cloakroom • Courtyard and roof terrace • Gas Central Heating • One pet considered (Terms Apply) • One off road parking space for one car close by • Deposit £980 • Available now, unfurnished • Council Tax Band C • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION INCLUDES

PORCH 10'6" x 34'5"

Built in cupboard with shelf. Window to side and rear. Radiator. Vinyl flooring

HALLWAY

Cupboard under the stairs. Further storage cupboard with shelf and hanging rail.

BATHROOM

White suite comprising bath with shower above. wc and wash hand basin. Window to rear. Vinyl flooring

BEDROOM ONE 12'11" x 9'1" excluding wardrobe

Radiator. Window to side. Built in wardrobe with hanging rail and shelf

BEDROOM TWO 9'1" x 9'10"

Window to front. Radiator

CLOAK ROOM

White wc and wash hand basin. Radiator. Vinyl flooring.

STAIRS FROM HALLWAY TO FIRST FLOOR LANDING

Window. Radiator.

KITCHEN 9'2" x 7'11"

Range of white wall and base units with white mottled worktop. Stainless steel 1.5 sink with drainer and mixer tap. Space for electric cooker. Space for fridge freezer. Wall mounted gas fire boiler. Space and plumbing for washing machine. Window to side. Serving hatch through to living area. Radiator. Vinyl flooring.

OPEN PLAN LIVING/DINING AREA

LIVING AREA 15'3" x 13'11"

Stone fireplace with open fire. 2 radiators. Patio doors leading to small elevated patio area. Steps down to

DINING/STUDY AREA 7'1" x 6'1"

Radiator. Window to side

OUTSIDE

The property is accessed via a pathway from Taylor Square. To the rear of the property there is a raised patio area enclosed by iron railings and accessed by stone steps with shrubs and mature bushes. Directly behind the property is a patio area with small stone store. There is one parking space for this property in a car park (not allocated) which is a short walk away on Drake road.

SERVICES

Mains gas

Mains electricity

Mains water (metered)

Council Tax Band C (West Devon Borough Council)

Broadband (source Ofcom) - services up to Ultrafast are available via

Openreach at this property. Fixed wireless access is available via EE and Airband.

Mobile services (Source Ofcom) Coverage on all four major networks is available

SITUATION

The property is reached via Taylor Square, It occupies a tucked away position behind other properties, giving a surprising degree of privacy for



a town centre property. All of the towns various shops, restaurants and other amenities including the Meadows Park and Leisure centre can be easily reached on foot. A short drive away are larger Supermarkets and access to the Drakes Trail cycle way.

DIRECTIONS

(By Car) From Bedford Square turn left at the mini roundabout into West Street. Just before Fat face turn right into King Street, go to the end and Taylor Square can be found directly opposite you. Parking is available on road in various locations close by. After entering Taylor Square Number 2B can be found on the right hand side, a painted black door with a bronze 2B marks the entrance to the property.

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.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £850 pcm exclusive of all charges. One pet considered. Where the agreed let permits pet the rent will be £875. . DEPOSIT: £980 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.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.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.



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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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		63	78
England & Wales		EU Directive 2002/91/EC	