



48 Cornwall Street, Bere Alston, Devon PL20 7BG

End Terraced Cottage in Central Popular Village Location

Tavistock 7 miles Plymouth 12.5 miles (30 minutes)

• Sitting Room & Dining Area • Kitchen • Conservatory • Shower Room & Cloakroom • Rear Garden • Guarantor Required For All Applicants • Available Mid May, Unfurnished • Deposit £980.00 • Council Tax Band A • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION INCLUDES

CONSERVATORY

9'1" x 14'3"

Tiled floor. Door to rear patio. Radiator.

KITCHEN

8'2" x 7'3"

Range of white wall and base units with wood effect work top.
Freestanding gas cooker. Plumbing for washing machine. Stainless steel sink and drainer. Window to side. Vinyl flooring.

SHOWER ROOM

White shower cubicle, fully tiled with electric towel rail. Wash hand basin.
WC. Window to rear. Vinyl flooring. Radiator.

DINING AREA

10'5" x 5'9"

Built in white shelves. Vinyl flooring. Radiator. Wall mounted gas boiler.
Built in pantry style cupboard with shelves.

SITTING ROOM

13'0" x 11'4"

Two windows to front. Electric fire, radiator. Under stairs cupboard with shelves. Stairs to first floor.

STAIRS FROM SITTING ROOM TO FIRST FLOOR

CLOAKROOM

White WC, wash hand basin. Radiator. Velux window. Cupboard.

STUDY/BEDROOM 2

8'11" x 6'0" (restricted head height)

Small single room. Radiator. Built in wardrobe. Velux window - Sloping ceiling causing restricted head height.

BEDROOM 1

12'10" x 11'6"

Double room. Window to front. Radiator. Built in wardrobe. Beamed ceiling.

OUTSIDE

To the rear is a patio and pretty lawned garden with side access from the front of the property. Garden shed (with power). Whilst there is no parking with the property, on street parking is available.

AGENT NOTE - The Landlord will employ a gardener to cut back the larger shrubs and hedging on the perimeter and trim the fruit trees at the appropriate season. The tenant will be notified of dates for these works in advance. The tenant is responsible for lawn cutting, weeding and interim garden maintenance.

SERVICES

Mains electricity, water & drainage (Rated) . Mains gas.

Council Tax Band A (West Devon Borough Council)

Broadband - <https://checker.ofcom.org.uk/> advises that standard and superfast broadband is available at this postcode

Mobile - <https://checker.ofcom.org.uk/> advises that signal on all 4 major networks is limited inside, but likely outside.

SITUATION

The cottage is situated in a central position within the popular village of Bere Alston, which offers wide range of shops, pubs, primary school, doctors' surgery and train station providing a direct line to Plymouth. The market town of Tavistock is approximately 7 miles distance offering an excellent range of shopping facilities including supermarkets, restaurants, pannier market, boutiques, doctors, dentists, swimming pool and The Wharf Arts and Entertainment venue together with easy access to Dartmoor. The property is within commuting distance of Plymouth where



there are shopping facilities including Drake Circus shopping centre, university, Derriford hospital and a cross channel ferry port serving Northern France and Spain.

DIRECTIONS

From Tavistock, proceed west out of the town on the A390, Callington Road and carry along this road until the reach the small roundabout at Gulworthy. Turn left at the roundabout and follow this road to into the centre of Bere Alston.. On reaching the T junction turn left and go long by the shops taking the first turning right into Cornwall Street. Go down Cornwall street and No 48 can be found near the bottom on the left hand side.

LETTING

The property is available to let on a assured tenancy for 12 months plus, unfurnished and is available mid May. Please note a guarantor will be required for all tenancies. RENT: £850 pcm exclusive of all charges. DEPOSIT: £980.00 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. Pets may be considered at this property subject to a vetting application.

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HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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

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.





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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	