

STAGS

The Cottage, 1 Garden Lane, Tavistock, Devon PL19 8BQ

An impressive two bedroom first floor flat situated in a landmark building close to the Town Centre

Town Centre 0.1 mile Plymouth 15 miles

• Convenient Town Centre Location • Spacious Accommodation • Recently Redecorated • Gas Central Heating • RENT INCLUDES WATER AND DRAINAGE • Not suitable for pets • Deposit £1096 • Council Tax Band A. EPC Band E • Available now on an assured periodic tenancy • Tenant Fees Apply

£950 Per Calendar Month

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

ACCOMMODATION INCLUDES

ENTRANCE HALL
Flagstone flooring. Under stairs cupboard. High level window to front. Stairs to:

FIRST FLOOR LANDING
Window to front. Radiator. Carpet.

LIVING ROOM 21'5" x 11'3"
A spacious triple aspect room with feature fireplace and hearth (not in use). Two radiators. Two built in shelving units. Carpet. Steps down to Inner Hall.

INNER HALL
Built in cupboards with open shelving and cupboard housing gas fired boiler. Further cupboards with slatted shelving.

BATHROOM
White suite comprising; bath with shower over, wash hand basin, wc. Radiator. Laminate flooring. Sky light.

BEDROOM ONE 12'6" x 13'6"
Double room. Radiator. Window to side and sky light.

BEDROOM TWO 12'6" x 8'10" irregular shape
Accessed from the landing. Small double. Feature fireplace (not in use) Radiator. Window to side.

KITCHEN/DINING ROOM 13'4" x 11'1"
A large room, fitted with a range of cottage style wall and base units, solid wood effect work tops with grey gloss splash back behind. Built in electric oven. Built in ceramic hob with extractor above. Modern graphite sink and drainer with mixer tap. Space and plumbing for washing machine. Radiator. Space for fridge/freezer. Window to front. Laminate flooring. Ceiling spotlights.

OUTSIDE
There is no garden with the property. There is one parking space outside the property available by informal arrangement with the landlord. Also Parking permits for certain car parks in Tavistock are available via West Devon Borough Council, tenants should make their own investigations regarding price and availability. Further information can be found here https://www.westdevon.gov.uk/parking/parking-permits/tavistock-permits.'

SERVICES
Mains electricity, Mains Gas
Mains Water and Drainage - **Included in the rental price**
Council Tax Band A
EPC Band E
Mobile coverage - Externally all major providers are available (Source - Ofcom) Internally Voice and Data is available on EE, others may be limited.
Broadband - Standard and Superfast coverage is available up to 20 Mpbs Upload and 80 mbps download. (Source - Ofcom)

SITUATION
The Cottage, 1 Garden Lane is situated in a tucked away location, a short level walk from the Town Centre of Tavistock and a short walk from The Meadows with its Leisure Centre, Gym, Entertainment venue and open space. The town overall has an excellent range of shopping facilities



including locally and nationally owned shops, pannier market, banks, and a range of restaurants, all a short walk from the property itself. Within a short drive are larger supermarkets and stores, Doctors, Dentists and Veterinary Surgeries. Tavistock offers a range of schooling from Infant to Sixth Form level including the renowned Mount Kelly Independent School. The University City of Plymouth is within easy commuting distance of the Town. Tavistock is situated on the edge of the Dartmoor National Park with its hundreds of square miles of superb unspoilt scenery.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: 950 pcm exclusive of all charges. DEPOSIT: £1096 returnable at end of tenancy subject to any deductions (The Landlord will hold the deposit and register with the DPS on receipt). References required viewings strictly through the agents. The Landlord would prefer no pets residing at this property due to the location above a busy restaurant and no outside space.

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.

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.

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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