

STAGS

12 The Village, Buckland Monachorum, Devon PL20 7NA

Mid Terrace Character Cottage In The Popular Village of Buckland Monachorum

Tavistock 7 miles Plymouth 10 miles

• Two Double Bedrooms • Kitchen/Diner • Bathroom With Shower • Gas Central Heating • Small rear courtyard • Deposit £1038.00 • Council Tax Band B • Available early November • No parking • Tenant Fees Apply

£900 Per Calendar Month

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

ACCOMMODATION INCLUDES;

Door to;

ENTRANCE HALL

Radiator, cupboard under stairs.

SITTING ROOM 11'0" x 10'6"

Built in shelving units, window to front, radiator. Electric fire.

KITCHEN 14'5" x 10'11"

Range of cream wall and base units with wood effect worktop - the worktop shown is due to be replaced prior to commencement of a tenancy to include the belfast sink shown. A standard sink with drainer is to be installed as a replacement. Space and plumbing for washing machine and space for slimline dishwasher. Fridge Freezer (will not be repaired or replaced if fails). Free standing cooker with gas hob. NB range style cooker in photo does not function and it is for feature only. Wall mounted gas boiler. Vinyl flooring. Door to rear courtyard. Stairs from kitchen to first floor landing. Cupboard with hanging rail and shelving.

BEDROOM 2 7'8" x 11'8"

Double. Window to rear. Radiator. Cupboard housing hot water tank and wooden slatted shelving.

BEDROOM 1 9'6" x 9'10" excluding doorway

Double. Window to front. Radiator. Built in wardrobe with hanging space and shelf.

BATHROOM

White suite comprising tub style bath with electric shower above. W/c and wash handbasin. Vinyl flooring, Radiator. Window to front.

REAR COURTYARD

Small courtyard with space for small table and chairs.

SERVICES

Mains gas, water and electric
Council Tax Band B
EPC Band D
BROADBAND - source Ofcom, standard (4mbps) to ultrafast services(1000 mbps) available via Open Reach or Wildanet. Please note - The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.
MOBILE - 02 / 3 (Poor to none) EE/ Vodafone variable outdoor. None indoor - must use WiFi calling. (Source - Ofcom)

SITUATION

The property is located in the heart of the rural of Buckland Monachorum and close to the moorland village of Crapstone, on the western fringe of the Dartmoor National Park. Further afield is the delightful and popular ancient market/stannary town of Tavistock, with an extensive range of facilities including fine independent schools. Follow the Tamar Estuary past Derriford Hospital and the maritime port of Plymouth will be found, with direct



links to London and excellent facilities for sailing, including comprehensive marina provision and access to some of the finest uncrowded waters in the country.

DIRECTIONS

Proceed out of Tavistock on A386 towards Plymouth. Carry along this road for approximately 4 miles passing through the speed camera at Horrabridge and passing The Manor Garage on the left hand side. Carry on up the hill for a short distance and turn right on the corner signed posted Buckland Monachorum/Crapstone. Turn right on to Pound road. After 1 mile turn right onto The Village and the property will be found on the right hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available once the kitchen worktop has been changed, we anticipate this to be done by early November. RENT: £900 pcm exclusive of all charges. DEPOSIT: £1038 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. The Landlord would prefer no pets residing at this property.

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.

RENTERS RIGHTS ACT

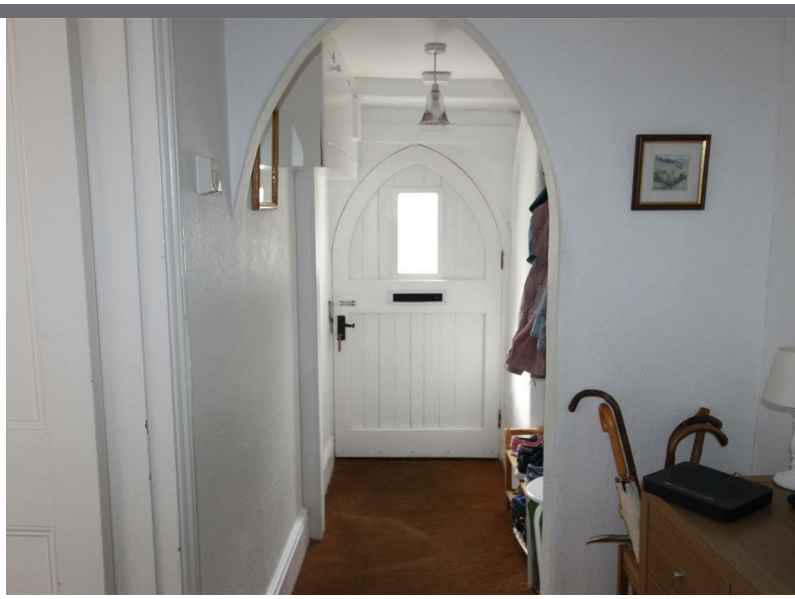
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices 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.

STAGS

Bedford Square Tavistock, Devon, PL19 0AH
01822 619818
rentals.westdevon@stags.co.uk

@StagsProperty

arla | propertymark PROTECTED

