



11 The Silent Woman Park , Tavistock, PL19 9LQ

Detached park home with patio and one allocated parking space

Tavistock 3.3 miles Plymouth 14.4 miles

- One Bedroom • Living Room • Kitchen • Bathroom • Gas Central Heating
- No EPC Required • Deposit £750 • Council Tax Band A
- Available now, part furnished, over 50's only • Tenant Fees Apply

£650 Per Calendar Month

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

ACCOMMODATION INCLUDES

Entrance Hall

BATHROOM

White suite comprising corner shower cubicle, wc and wash hand basin. Radiator. Obscured to side. Laminate flooring.

BEDROOM

7'1" x 9'6"

Single built in bed with new mattress with cupboard space below. Built in wardrobe and dressing table with drawers. Radiator Window to rear with stunning rural views. New carpet.

KITCHEN

5'6" x 9'10"

Galley style kitchen with cream wall and base units with cream worktop . Stainless sink with drainer and mixer tap. Fridge/freezer, washing machine and new gas cooker. Window to side, Vinyl Flooring

LIVING ROOM 12'7" x 9'6" including fireplace

Radiator. Fireplace blocked off. Window to front and side. Cupboard housing gas boiler. New carpet.

OUTSIDE

The property has a private patio area area with 2 metal sheds and parking space immediately adjoining.the property for one car.

SERVICES

LPG gas bottles (supplier tenant choice)

Spring water supply and private drainage (£42.61 p/m payable to the Landlord)

Mains electricity paid to Landlord monthly.

Council Tax Band A (West Devon Borough Council)

Mobile - Vodafone best of all four major networks at this location. Source Ofcom

Broadband - Standard wired Broadband is available (4 mbps upload / 1 mbps download), Wireless broadband via EE is available. Source (Ofcom)

SITUATION

The property is situated within walking distance of the Dartmoor National Park with superb walking opportunities on the doorstep. Just over 2 miles away is the popular Market Town of Tavistock. The town offers a superb range of leisure, shopping and recreational facilities, and regular farmer's markets are held in the Bedford Square. Plymouth, some 15 miles to the south, offers extensive amenities with the added attraction of its coastal access.

DIRECTIONS

From Tavistock take the B3357, Mount Tavy Road. Upon leaving the town, follow the road past the crossroads to Peter Tavy and Moortown, until it begins to proceed up Pork Hill



towards the moor. The Silent Woman Park entrance can be found on the right-hand side, the entrance is shared with Higher Longford Caravan Park, after you turn in follow the road around and visitor parking can be found on left hand side with the property and parking space found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus RESTRICTED TO THOSE OVER 50, unfurnished and is available immediately. Single occupancy due to built in single bed. RENT: £650 pcm exclusive of all charges.. DEPOSIT: £750 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.

RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c_roadmap.pdf

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 plus) | 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 | | |
| England & Wales | | EU Directive 2002/91/EC |