



Valley View , Brentor, Tavistock, PL19 ONE

A semi-detached dormer bungalow within easy reach of Tavistock

Tavistock 6.1 miles Okehampton 11.5 miles Launceston 13 miles

• Semi-Detached • Living/Dining Room • Two Bedrooms (both en-suite) • Driveway Parking • Garden • Pet Considered • Utilities (including Council Tax) £300 a month payable to Landlord • Deposit £1038.00 • Available Early January part or unfurnished • Tenant Fees Apply

£900 Per Calendar Month

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

ACCOMMODATION INCLUDES

ENTRANCE AREA 15'7" x 7'10"

Tiled floor. Windows to front and side. Radiator.

KITCHEN 15'11" x 11'10"

Range of grey gloss wall and base units with granite effect worktops. Black 1.5 bowl sink with drainer and mixer tap. Built in electric oven and ceramic hob. Stainless steel extractor. Plumbing for washing machine. Space for fridge/freezer. Wooden floor.

LIVING/DINING ROOM 23'1" x 12'10"

Brick fireplace with granite hearth. Wood-burner. Window to front. Patio door to rear gravelled area. Radiator. Wooden floor. Stairs from kitchen to the first floor.

BEDROOM 2 14'4" x 12'11"

Measurement includes alcove. Some restricted head height. Rural views. Window to front. Velux to rear. Radiator.

EN-SUITE

White suite comprising corner bath, separate corner shower cubicle, WC and wash basin. Heated towel rail. Velux window. Tiled floor.

BEDROOM 1 14'4" x 13'0" x 21'3"

Irregular shape. Window to front with rural views, velux to rear. Two radiators.

EN-SUITE

White suite comprising shower cubicle with electric shower, WC and wash hand basin. Velux to rear. Tiled floor.

OUTSIDE

From the lane a gate opens to the shared driveway parking, the parking for Valley view is to the left as you drive in. To the left of the parking is an area of lawn with mature shrubs and to the rear is a gravelled area with access from the patio doors from the living room.

SERVICES

Electric air source heating.

£300 monthly payable to the Landlord monthly for electricity, water/drainage and council tax.

Broadband - Ofcom website suggests that you may be able to obtain standard broadband service from these Fixed Wireless Access providers covering your area. EE, Airband

Mobile - Ofcom website suggests good outside mobile services for all the 4 major networks but may be variable in house

SITUATION

Valley View is a semi detached property set in the rural location of Brentor with stunning views. The property is situated on the fringes of the sought after village of Brentor on the edge of the Dartmoor National Park. There is a bus stop on the main road half a mile walk away. The Town of Tavistock, 6 miles away, has an excellent range of shopping facilities including supermarkets, restaurants, pannier market, boutiques, doctors, dentists and veterinary surgeries. The city port of Plymouth is 21 miles to the south where there are similar shopping facilities including Drake Circus shopping centre, university and a cross channel ferry port.



DIRECTIONS

From Tavistock, proceed north-west out of the town on the Brentor Road (Butcher Park Hill). Carry along this road for approximately 6 miles and turn down left where Valley View will be sign posted. Go down the lane and then take the first left where you will see the property on the left hand side. Parking is to the left of the driveway.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, part furnished or unfurnished and is available early January. RENT: £900 pcm An additional £300 is payable along with the rent each month which covers the Council Tax, water/drainage and electric. Pet considered. £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.

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.

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

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/6915beb8bc34c86ce4e6e7_roadmap.pdf





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.



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



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Energy Efficiency Rating	
Current	Potential
A	100
B	85
C	
D	
E	
F	
G	
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small>	

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