



28 Boughthayes, Tavistock, PL19 8EF

A well presented end terrace two bedroom house
with gas central heating

Town Centre half a mile Plymouth 15 miles

• Sitting room with wood-burner • Kitchen/Dining Room • Wet room style Shower Room • Pet Considered (Terms Apply) • Decked Rear Garden & Summer House (Gardening Included in Rent) • Deposit £1038.00 • Council Tax Band A • Available 1st April, unfurnished. • On Street parking closeby • Tenant Fees Apply

£900 Per Calendar Month

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

ACCOMMODATION INCLUDES

ENTRANCE HALL, with stairs to first floor. Doors to:

SITTING ROOM 11'10" x 11'5"

Window to front. Wood-burner on slate hearth inset in fireplace, wooden mantel over. Radiator.

KITCHEN/DINING ROOM 15'1" x 7'8"

Fitted with a range of grey wall and base units. Built in gas hob with 5 burners and oven below, extractor over. Inset 1.5 sink and drainer with mixer tap. Space and plumbing for washing machine. Space for fridge freezer. Windows to rear and side. Space for small dining table and chairs. Door to rear pathway. Radiator.

FROM THE ENTRANCE HALL STAIRS TO FIRST FLOOR LANDING

BEDROOM 1 15'2" x 11'5"

Double bedroom, large alcove. Window to front with views over the town. Radiator. Store cupboard.

BEDROOM 2 8'4" x 7'10"

Single room. Radiator. Window to rear.

BATHROOM

A fully tiled wet room with large shower area, fitted with a fixed rainfall style shower head and detachable shower head. WC. Wash hand basin (pedestal type to be fitted). Chrome ladder style heated towel rail.

OUTSIDE

A concrete path leads to the front door. Woodstore. This then extends around the side of the house, to a side gate that gives access to the rear of the house. Please note that all households do have a right of access along this pathway to access their own rear gardens. Steps up to the decked rear garden, flower beds to front and rear. Useful summerhouse.

SERVICES

Mains gas, electricity, water and drainage. Metered water.

Council Tax Band A (West Devon Borough Council)

EPC Band C

Broadband - Standard to Ultrafast services are available at this location.

Mobile - All 4 major networks available

SITUATION

Boughthayes is situated on the edge of Tavistock going towards Callington and convenient for the Town centre being just half a mile away. The town offers a wide range of facilities



to include Leisure Centre, The Wharf venue/cinema/cafe, major supermarket chains, schooling from Infant to Sixth form level and a thriving town centre with traditional pannier market as well as a wide range of local and nationally owned shops. Plymouth City is 15 miles away via road.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £900.00 pcm exclusive of all charges. Gardening included (monthly visits). Children/pet considered. Where the agreed let permits a pet the rent will be £920 pcm. DEPOSIT: £1038.00 returnable at end of tenancy subject to any deductions The Landlord will hold the deposit and administer in accordance with the TDS Custodial Scheme. 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			
92-100	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			
		70	77
England & Wales		EU Directive 2002/91/EC	