



32 Deacons Green, Tavistock, Devon PL19 8BN

A terraced 2 bedroom property with parking and garden within popular residential estate.

Tavistock Town Centre 1 mile Plymouth 15 miles

• Living/Dining Room • Kitchen • Two Bedrooms • Bathroom • Courtyard Garden & Parking space • Deposit £951.00 • Pet Considered (Terms Apply) • Council Tax Band B • Available now • Tenant Fees Apply

£825 Per Calendar Month

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

ACCOMMODATION INCLUDES

PORCH

Window to front. Cupboard housing gas and electricity meters.

LIVING ROOM 11'9" x 15'6"

Radiator. Window to front. Under stair cupboard. Stairs to first floor.

KITCHEN/DINING ROOM 11'8" x 9'8"

A range of fitted white wall and base units with solid wood effect work tops. Stainless steel sink and drainer with mixer tap. Space for fridge / freezer. Space for electric cooker. Space and plumbing for washing machine. Radiator. Window to rear. Vinyl flooring. Patio doors to the rear garden.

FIRST FLOOR

BEDROOM 1 9'1" x 11'9"

Double room, radiator. Window to rear. Views over the town and surrounding fields.

BATHROOM

White suite comprising bath with electric shower over, WC and wash hand basin with vanity unit below. Electric towel rail. Cupboard housing hot water tank. Cupboard housing gas boiler. Laminate flooring.

BEDROOM 2

7'2" x 11'9"

Small double. Radiator. Window to front.

OUTSIDE

To the rear of the property is a patio area leading down to a gravelled area of garden. Plastic garden store. One allocated parking space to front.

SERVICES

Mains electricity (PAYG via OVO Mobile App)

Mains gas - Smart Meter (OVO)

Mains water and drainage

Council Tax Band B (West Devon Borough Council)

EPC Band C

Mobile Checker - All 4 major networks are available (Ofcom)

Broadband up to Superfast is available

SITUATION

Deacons Green is situated a short distance from the centre of the bustling Market Town of Tavistock. Tavistock is a popular market town which provides a good range of shopping facilities, various state schools and renowned private schools, including preparatory and a senior college. Recreational facilities include golf courses, rugby, football, tennis and indoor swimming clubs and The Wharf Cultural Centre. Plymouth, with it's fascinating waterfront, some 14 miles away, offers facilities



including a cross channel ferry port and mainline railway station with London Paddington approximately 3 hours away. The property itself is within walking distance to the town centre and is also serviced by a local bus with a bus stop close by.

DIRECTIONS

From Tavistock take the A390 signed posted to Callington/Gunnislake. Carry on up past the Catholic Church and then take the 2nd turning left into Monksmead. Go down around the bend and then turn right into Deacons Green. Carry along this road turning right for No 32.

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.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £825 pcm exclusive of all charges.Children/pets considered (max 1 medium or 2 small pets). If a pet is accepted a pet rent of £25 pcm is chargeable) DEPOSIT: £951.00 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.

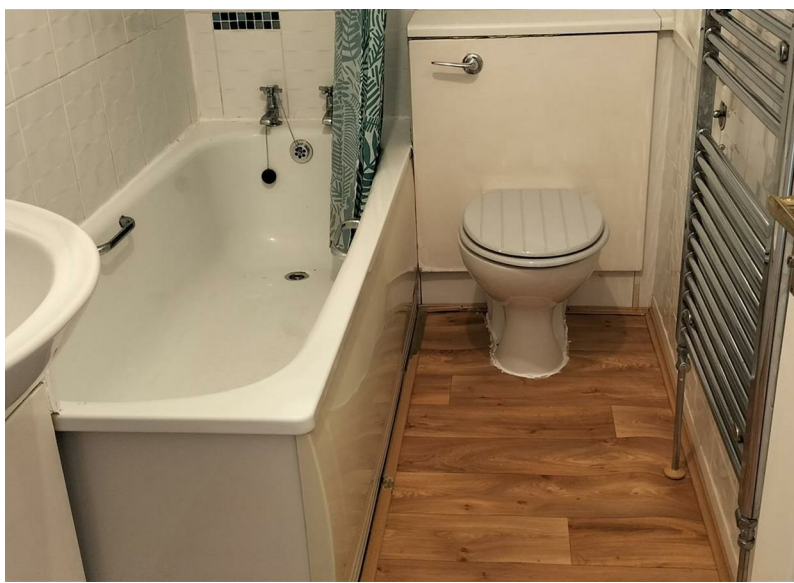
TENANT PROTECTION

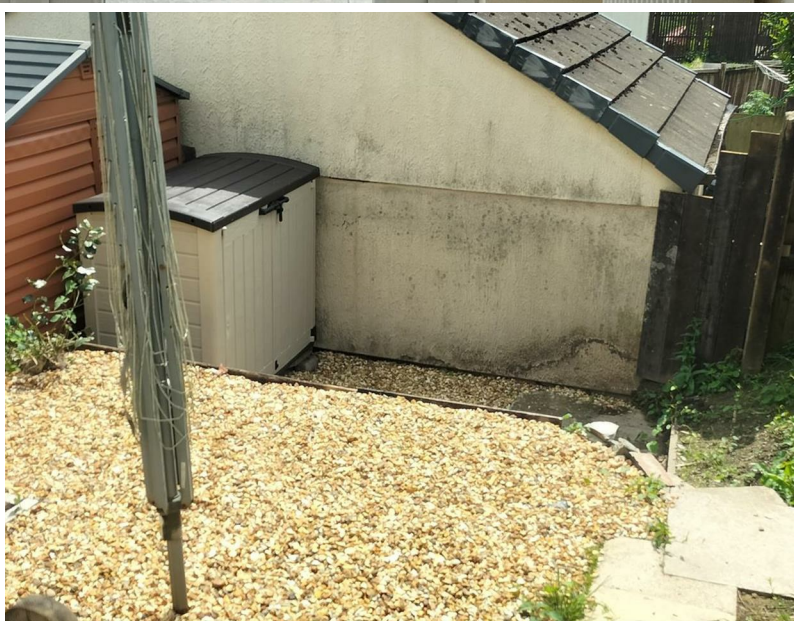
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





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
76	92
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-10) G Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	