



First floor flat 36 Brook Street, Tavistock, Devon PL19  
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Spacious first floor flat situated in a convenient  
location

Town Centre location

• First floor flat • Double Bedroom • Newly fitted Bathroom • Large living  
room • Kitchen • Gas Central heating • Council Tax Band A • Available now  
on a 6 month renewable tenancy • Deposit £801 • Tenant Fees Apply

**£695 Per Calendar Month**

01822 619818 | [rentals.westdevon@stags.co.uk](mailto:rentals.westdevon@stags.co.uk)

## ACCOMMODATION INCLUDES

Communal entrance hall with fire alarm system. Stairs to landing.  
Flat entrance door into:

### LIVING ROOM 11'9" x 14'5" incl alcoves

Feature cast iron fireplace (NOT IN USE). Radiator. Window to front.  
New carpet.

### KITCHEN

Fitted with a range of brown and cream, wall and base units with cream worktops. Stainless steel sink unit with mixer tap.  
Freestanding electric oven with gas hob. Plumbing and space for washing machine. Space for fridge/freezer. New lino flooring.

### BATHROOM

Newly fitted white suite comprising bath with shower above. WC.  
Wash basin. Chrome heated towel rail. Obscure glazed window to rear. New Vinyl flooring. Cupboard housing gas boiler.

### STUDY/BOX ROOM 11'8" x 3'11"

Radiator. Window to rear.

### BEDROOM 11'2" x 14'2" excluding alcove.

Double bedroom with built in cupboard/alcove. Radiator. Window to rear.

### OUTSIDE

The property has no outside space. It is accessed via a door from Brook Street next to TJ & LJs fish and chip shop. This initial passageway is shared with two other residential properties and the commercial unit housing the fish and chip shop.

### SERVICES

Mains Gas  
Mains electricity  
Council Tax Band A  
Mobile (Source Ofcom) - All 4 major networks offer voice and data coverage  
Broadband (source Ofcom) - standard to ultrafast openreach services are available.

### SITUATION

The property is situated just off the Town Centre, Tavistock is a thriving and historic town with a wide variety of leisure facilities including The Wharf, Meadowlands leisure centre, Mount Kelly

Swim Centre and various independent shops and cafes/restaurants all within a short level walk of the property. Slightly further afield are major supermarket chains and a bus station providing regular services into Plymouth and locally. Whilst the property does not have its own outside space, the town park "The Meadows" is a few minutes walk and for those who enjoy outdoor activities, the Dartmoor National Park itself and Drakes Trail cycle way are easily accessible.

### LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £695 pcm exclusive of all charges. Due to the location this property is not suited to a pet or children. DEPOSIT: £801 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 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](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.



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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		
(48-54) E		
(27-47) F		
(1-26) G		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		