



First floor flat 36 Brook Street, Tavistock, Devon PL19 0HE

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

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



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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	71
(81-91) B	76
(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	