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Residential Lettings



55 Parkwood Road
Tavistock, PL19 0HH

A spacious attached period home fully refurbished to a high standard, situated a level walk from the town centre.

• Fully Refurbished • Two Reception Rooms • Kitchen/Dining Room • Three Double Bedrooms • Bathroom • Garden & Parking • Gas Central Heating • Tenant Fees Apply •

£1,000 per calendar month

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ACCOMMODATION INCLUDES

HALLWAY

Two Radiators. Window to side. Under stair cupboard. Laminate flooring.

CLOAKROOM

White WC and Wash hand basin. Laminate flooring.

SITTING ROOM

Three windows to front. Built in cupboard. Radiator. Laminate flooring. Ornate ceiling rose.

DINING ROOM

Window to rear. Two built in cupboards. Radiator. Laminate flooring. Ornate ceiling rose.

KITCHEN/DINING ROOM

Range of cream wall and base units with black granite work top. White Belfast sink. Range style gas cooker with extractor hood above. Gas boiler. Space for washing machine, dishwasher, or tumble dryer. Two windows to side. Radiator. Patio doors open to garden which will be turfed.

From the hallway to FIRST FLOOR LANDING. Two windows to side. Radiator. Carpet.

MASTER BEDROOM

Large double room. Windows to front and side. Two radiators. Laminate flooring.

BEDROOM 2

Double room. Window to rear. Radiator. Laminate flooring.

BATHROOM

White suite comprising; bath, large shower cubicle, wash hand basin & WC. Heated towel rail. Obscure glazed window to side. Vinyl Flooring.

BEDROOM 3

Double room. Window to rear. Radiator. Laminate flooring.

OUTSIDE

To the rear of the property is an enclosed level garden (to be turfed - depending on a start date agreed for a new tenant, this may be done after a tenancy has started) with store shed, whilst to the side is a driveway providing off road parking for 3 cars. Small front garden.

SERVICES

Mains Water, Gas and Electricity.
Council Tax Band E (West Devon Borough Council)
EPC Band E



SITUATION

Parkwood Road is situated on the edge of the popular Market Town of Tavistock. A level walk from the Town Centre and from the renowned independent school, Mount Kelly. Tavistock provides a good range of shopping facilities, including, big name supermarket and chain stores and thriving local independent retailers. There is extensive schooling available, including preparatory/primary schools and a senior college. Recreational facilities include golf courses, rugby, football, tennis and indoor swimming clubs and The Wharf Cultural Centre. Plymouth, with its 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.

DIRECTIONS

From Tavistock town centre proceed down the high street, past the large Co-Op on the left and ATS on the right, and follow the road along, Number 55 Parkwood Road can be found on the left hand side. If you reach the T Junction at the end, you have gone too far.

LETTINGS

The property is to let on an initial 6 month renewable Assured Shorthold Tenancy. Rent: £1000 per calendar

month exclusive of all other charges. Deposit: £1100 returnable at the end of the 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. Usual references required. No Smokers/DSS. Pets Considered (Max 2) subject to a higher deposit. Viewing strictly through the Agents. Available Now.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled. For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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