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Residential Lettings



92 Monksmead
Tavistock, PL19 8PR

A Two Bedroom attached house in this popular residential area close to the town centre.

• Living/Dining Room • Kitchen • Bathroom • Garden & Patio • Parking • Pet Considered • Available early November • Tenant Fees Apply •

£625 per calendar month

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

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ACCOMMODATION INCLUDES

ENTRANCE HALL

Large store cupboard with electric (good size for freezer and tumble drier). Radiator.

LOUNGE/DINING ROOM

Window to side. Radiator. Laminate flooring. Patio doors to side patio area. Two radiators. Stairs to first floor.

KITCHEN

A range of wood effect wall and base units with black fleck effect work top. Sink and drainer with mixer tap. Space and plumbing for washing machine. Freestanding electric oven with ceramic hob and extractor above. Window to side. Tiled floor.

FIRST FLOOR LANDING

BEDROOM 1

Double room, window to side, radiator. Cupboard housing gas boiler.

BEDROOM 2

Double room. Radiator. Window to side.

BATHROOM

White suite comprising bath with shower above. WC. Wash hand basin. Obscure glazed window to side. Ladder style heated towel rail. Vinyl flooring.

OUTSIDE

There is a good sized patio area to one side of the property and a garden bordered by hedging on the other side. there is also a off road parking space with gravelled area beside.

SERVICES

Mains electricity and gas (prepayment meters)
Mains water (rated) and drainage.
West Devon Borough Council Tax Band B
EPC Band C

SITUATION

Monksmead is a popular residential area and 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 signposted to Callington/Gunnislake. Go up past the Catholic Church and take the 2nd turning on the left into Monksmead. Go down the hill around the bend and after a short distance No 92 can be found on the right hand side.

LETTINGS

The property is to let on an initial six month plus Assured Shorthold Tenancy. Rent: £625 per calendar month exclusive of all other charges. Deposit: £725 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. Pet Considered. No smoking/No DSS. Viewing strictly through the Agents. Available early November, unfurnished.

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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