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Residential Lettings



40 The Village, Milton Abbot
Tavistock, PL19 0PB

Grade II Listed first floor apartment situated within the popular village of Milton Abbot with good accessibility to Tavistock.

• Village Location • Double Bedroom • Dual Aspect Sitting Room • Private Patio Garden • Off Road Parking • Long Term • EPC Band E • Available now • Tenant Fees Apply •

£475 per calendar month

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ACCOMMODATION TO INCLUDE

The apartment is situated on the top/first floor of a period building. Slate floor, stairs rise to first floor

ENTRANCE HALL/DINER

Karndean flooring, electric night storage heater, window to front elevation, arch way to sitting room, opening to:

KITCHEN

Fitted with a comprehensive range of wall and base units with work surfaces above and tiled splash backs. Stainless steel sink unit, window to the front, integrated oven and separate ceramic hob and extractor over. Space and plumbing for washing machine and tall free standing fridge/freezer, karndean flooring.

SITTING ROOM

Dual aspect with windows to side and front elevation, karndean flooring, multi fuel burner set on a slate hearth and cast iron surround, electric night storage heater, TV aerial point.

MASTER BEDROOM

Double room, karndean flooring, window to the side with views over the countryside, built in cupboards, TV aerial point.

BATHROOM

Three piece suite comprising pedestal wash hand basin, panel enclosed bath with shower attachment, tiled splash back, karndean flooring, window overlooking the rear, airing cupboard housing lagged hot water tank.

OUTSIDE

The property offers off road parking in a designated space for one vehicle. There is use of a communal shed for storage accessed from the rear door of the main building opening on to a communal area currently being used for storage for bins and recycling. To the side of the building is a flower bed stocked with herbaceous plants and shrubs. Below is a useful timber shed for the sole use of flat 40 for storage and leads to a private delightful patio area ideal for alfresco dining whilst enjoying views over the countryside beyond.

SERVICES

Mains water, electric and drainage.
Council Tax band: A (West Devon Borough Council).

SITUATION

The property is situated in the attractive village of Milton Abbot with place of worship, primary school and public house. The ancient

stannary market town of Tavistock is 7.5 miles to the south east, with its excellent range of shopping facilities including supermarkets, restaurants, boutiques, doctors, dentists and veterinary surgeries. In addition there are private and secondary schools to A-level standard including Kelly College and Mount House preparatory school. At Tavistock one can access the majestic Dartmoor National Park. The historic and former market town of Launceston is 8 miles to the north west, with access to the A30 dual carriageway, linking the cathedral cities of Truro and Exeter. The city port of Plymouth is 22 miles to the south, where there are excellent communications, cross channel ferry port and a wide range of department stores.

DIRECTIONS

From Tavistock take the B3362 towards Lamerton and Milton Abbot. Proceed through Milton Abbot passing the primary school on your right hand side and the Church on your left hand side. The property can be found a short way up on the left hand side just before leaving the village.

LETTING

The property is available to rent on an initial six month Assured Shorthold Tenancy with the option to renew or extend subject to agreement. RENT: £475 per calendar month exclusive of all charges. DEPOSIT: £575 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. Unfurnished. No DSS/Smoking. One small pet may be considered. Available Immediately.

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 £180 (£150 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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