



**STAGS**

Trident House 2 Taylor Square, Tavistock, Devon PL19  
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Spacious three bedroom period property in town  
centre location

Town Centre 0.25 miles

• Spacious accommodation • Two Reception Rooms • Utility Room &  
Kitchen • Bathroom & Cloakroom • Parking • Pets Considered • Available  
Now

£800 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE

### LIVING ROOM

Two radiators, two windows to front.

### UTILITY ROOM

Stainless steel sink with drainer unit. Grey granite effect work top and cream cupboards/drawers below. Further area of worktop with appliance space below. Boiler. Window to side. Door to rear. Vinyl flooring.

### WC

White WC and wash hand basin. Plumbing for washing machine. Vinyl flooring.

### REAR HALLWAY

Radiator. Under stairs store cupboard. Stairs to

### FIRST FLOOR LANDING

### KITCHEN

Range of beech effect wall and base units with grey granite effect worktop. Stainless steel sink and drainer, mixer tap. Space for electric cooker & under counter fridge. Window to side. Radiator. Vinyl flooring.

### BATHROOM

White suite comprising WC, wash hand basin. Bath with shower over. Window to side. Vinyl flooring.

### DINING ROOM

Feature fireplace (not to be used). Radiator. Window to front. Sliding doors to adjacent room.

### BEDROOM 3

Double room. Window to front. Feature fireplace (not in use). Radiator.

### STAIRS TO SECOND FLOOR LANDING

Window to rear. Two radiators.

### BEDROOM 1

Double room. Feature fireplace (not in use) . Window to front. Radiator.

### CLOAKROOM

White WC and wash hand basin. Vinyl flooring.

### BEDROOM 2

Double room. Feature fireplace (not in use). Radiator. Window to front.

### OUTSIDE

To the rear of the house is a small rear courtyard area accessed from the utility room. and side gate by the street. Parking in communal residents car park accessed from Drake Road, a short walk from the property. Tenants have the right to park two cars on a first come first served basis.

## SERVICES

Mains electricity, gas, water and drainage.

Council Tax - West Devon Borough Council (Council Tax band still to be allocated)

## SITUATION

The property is situated in a convenient location with the Town Centre and all amenities within easy walking distance. 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. The City of Plymouth, with it's wider range of facilities, University, Hospital and historical maritime attractions, is some 14 miles away.

## DIRECTIONS

From Bedford Square head up Drake Road (between the banks) and take the first turning left, go down the road and take the next turning right passing the Coop. 2 Taylor Square can be found on the right hand side a short distance up past the Coop before reaching the viaduct. Access to the car park is from Drake Road.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £800 pcm exclusive of all charges.Children/pets considered. DEPOSIT: £923 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.



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
A	92 plus		82
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	27-38		
G	1-26		
Not energy efficient - higher running costs			
England & Wales		65	82
EU Directive 2002/91/EC			