



STAGS

Little Briar Cottage 1 Tavistock Road, Chillaton, Lifton,
Devon PL16 0HR

An attractive character cottage in the heart of the
village available now on a 12 month renewable tenancy

Tavistock 6.5 miles Okehampton 14 miles Launceston 9 miles

• Living room • Kitchen • Three Bedrooms • Bathroom • Parking • Garden
and Patio • Oil Central Heating • Long term

£825 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door to:

DINING ROOM

Radiator. Tiled floor. Windows to front and side.

KITCHEN

Radiator. Range of wall and base units with grey granite effect work top. Stainless steel sink and drainer with mixer tap. Ceramic hob with extractor unit above. Built in electric oven. Plumbing and space for washing machine. Under counter fridge (will not be repaired or replaced if fails) Space for under counter freezer. Window to side. Tiled floor. Beamed ceiling.

SHOWER ROOM

Radiator. Tiled floor. White WC and wash hand basin. Corner shower cubicle. Velux window.

SITTING ROOM

Fireplace with inset wood burner. Cupboard under stairs. Windows to front. Laminate floor. Doors to front. Two radiators. Stairs to first floor.

FIRST FLOOR LANDING

BEDROOM TWO

Small double. Radiator. Window to front.

BEDROOM ONE

Double. Window to front. Radiator.

BEDROOM 3

Single room. Velux window. Radiator. Cupboard.

BATHROOM

White suite with WC, wash hand basin, bath with shower attachment over. Window to side,. Radiator. Vinyl floor.

OUTSIDE

Just off the village road is a concrete area large enough for two cars, from here steps lead up to the patio area which extends to the front and side of the house. From the patio a further gated set of stairs (shared with a neighbour), lead to the properties own enclosed area of sloping lawned garden with greenhouse , which is elevated above the property at the rear offering lovely rural views.

SERVICES

Mains electricity, water and drainage.
Oil central heating. Tenant to purchase oil remaining in the tank when moving in from the Landlord.
West Devon Borough Council Tax Band B

SITUATION

The property lies in the village of Chillaton, an unspoilt rural



village. The popular market town of Tavistock is some 7 miles away with supermarkets, doctors, dentists and veterinary surgeon, together with cinema and swimming pool. In addition there is access here to Dartmoor National Park with its wide range of country and outdoor pursuits. There are also good road links to the town of Okehampton and Launceston with a further range of facilities. The A30 provides a direct link to the city of Exeter, with its M5 motorway, main line rail and international air connections.

DIRECTIONS

From Tavistock, proceed north-west out of the town on the Brentor Road (Butcher Park Hill). After 2 miles fork left at Pitlands Corner and after 4 further miles you will reach Chillaton. On entering the village, Little Briar is the last cottage on the right hand side in the row of stone cottages before you reach the garage.

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 12 months plus, unfurnished and is available now. RENT: £825 pcm exclusive of all charges. Children/pets considered. DEPOSIT: £951 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
Energy efficient - lower running costs			
392 plus) A			
(81-31) B			
(69-80) C			80
(55-68) D			
(39-54) E		39	
(27-38) F			
(1-26) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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