



STAGS

Tickeywood Annexe Tickeywood, Yelverton, Devon PL20
7PW

A one bedroom attached annexe situated in a
convenient location with direct access to the Moor.

Tavistock 5.6 miles Plymouth 10 miles

• Open plan living space • Sun room • Rear garden • Water & drainage
included in rent • parking • Tenant Fees apply

£650 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

From front solid wooden door opening into

ENTRANCE HALL

With tiled floor. Door into

INNER HALL

With radiator, cupboard housing gas fired boiler and hot water tank.

BEDROOM

Double with built in wardrobe with sliding mirrored doors, radiator, window to front.

BATHROOM

With vinyl flooring, suite comprising bath with electric shower over, wash hand basin & WC. Radiator. Obscure glazed window to side.

OPEN PLAN LIVING SPACE

With laminate flooring, range of cream fronted wall and base units, wood effect work surface, stainless steel sink unit with drainer and chrome mixer tap. Built in electric oven with ceramic hob, fridge, washing machine and slimline dishwasher. Two radiators, window to side.

SUN ROOM/CONSERVATORY

Fully glazed with laminate flooring and door opening into rear garden.

OUTSIDE

The path to the front door is shared with the Landlords who live next door. To the rear of the property is a small private garden area. There is one off road parking space for the property.

SITUATION

Tickeywood Annexe is situated in a unique location with direct access onto the Moors and within an easy commute to Plymouth being a short drive to Derriford. The nearby town of Yelverton provides a useful selection of shops including a butchers, chemist, supermarket, garage, hotel, public house, doctors surgery and veterinary surgery, whilst the Stannary market town of Tavistock and city of Plymouth, collectively offer extensive educational, recreational, cultural and shopping facilities.

The community is particularly well served by local school buses and county bus services, whilst the A386 Tavistock-Plymouth road facilitates access to the A38, just north of Plymouth and the A30 at Sourton, both dual carriageways to Exeter and the M5 motorway.

From Plymouth mainline station there are train services via Exeter and Reading to London (Paddington), whilst from Exeter airport there are flights to London, the Channel Islands and by charter, other continental destinations. Brittany Ferries operate seasonal services from Plymouth to France (Roscoff) and Northern Spain (Santander).

SERVICES

Mains electric & gas

Mains water and drainage (INCLUDED IN THE RENT)

Council tax band A.

DIRECTIONS

From Tavistock head out on Plymouth Road following the signs for Plymouth. Continue past Morrisons and along this road for approximately 4 miles passing the speed camera at Horrabridge. After approximately 0.5 miles turn right (by the Toll House) signposted Crapstone & Buckland Monachorum. Continue on this road and onto the Moor passing the turning to Buckland Monochorum on the right hand side and then taking the next entrance on the right hand side. The drive then splits into three and Tickeywood is the far left entrance.

LETTING

The property is available to let on a renewable assured shorthold tenancy, unfurnished and available now. RENT: £650 per calendar exclusive of all charges but INCLUSIVE OF WATER AND DRAINAGE. DEPOSIT: £750 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). Usual references required. Viewings strictly through the agents.

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.

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.



2 Market Street, Tavistock, Devon, PL19 0DA

01822 619818

rentals.westdevon@stags.co.uk



@StagsProperty



@StagsLettings



Energy Efficiency Rating		Current	Potential
100 energy efficient - lower running costs			100
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)	68	
E	(39-54)		
F	(27-38)		
G	(1-26)		
100 energy efficient - higher running costs			
England & Wales E.U. Directive 2002/91/EC			