



STAGS

Lakeside Cottage Drake Road, Tavistock, Devon PL19
0EJ

A detached house in a convenient location within
walking distance of the town centre

Plymouth 15 miles Exeter 39 miles

- Gardening Included in the rent
- Brand New Kitchen
- Two Reception Rooms
- Bathroom & Shower Room
- Three Bedrooms
- Utility Room & Sun Room
- Car Port
- Available Now

£975 Per Calendar Month

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ACCOMMODATION TO INCLUDE

KITCHEN

Brand new fitted kitchen comprising of a range of grey wall and base units with grey worktops. Stainless steel sink and drainer with mixer tap. Eye level double oven. Ceramic hob with extractor above. Dishwasher (for use of the tenants but Landlord will not repair or replace). Radiator. Window to side & rear. Karndean flooring. Understair store cupboard. Door to rear.

LIVING ROOM

Stone fireplace with wooden mantel (the gas fire is currently capped off, the landlord is due to replace this when covid19 restrictions allow) , granite effect hearth. Two radiators. Cupboard with shelving. Two windows to side. Patio doors to garden.

CONSERVATORY/SUN ROOM

Three windows. Radiator. Door to garden Radiator.

DINING ROOM

Feature brick fireplace (not to be used) , Radiator. Patio doors garden. Radiator.

UTILITY ROOM

Range of wood effect wall and base units with wood effect work tops. Gas boiler. Window to front. Large freezer and washing machine (supplied for tenants use but will not be repaired or replaced). Space for tumble drier.

SHOWER ROOM

Enclosed shower cubicle with WC. Wash hand basin. Ladder style heated towel rail.. Vinyl floor. Obscure window to rear.

FIRST FLOOR

BEDROOM 2

Double room. Window to front and radiator. Built in wardrobes with shelving & hanging rail with cupboards above.

BATHROOM

Coloured suite to include bath, WC and wash hand basin. Radiator. Window to side. Radiator. Cupboard with shelves.

BEDROOM 1

Double bedroom. Built in wardrobe with shelving and hanging rails. Integrated bed base (double). Built in dressing table. Three windows to side. Radiator.

BEDROOM 3

Double. Built in wardrobe with hanging rail and shelving. Built in dressing table. Fitted cupboard with hanging rail. Window to front. Radiator.

OUTSIDE

The garden is terraced and comprises of gravelled areas divided by pathways and planted with mature shrubs, patio with summerhouse. Garden shed. The maintenance of the garden is included within the rental price. Store shed. There is vehicular access via Bannawell Street into Lakeside, a shared driveway leads to the carport. Tenants may park one additional vehicle directly in front of the car port.

SERVICES

EPC Band E

Gas Central Heating (Mains)

Mains water (metered) , drainage and electricity .

Council Tax Band D.

SITUATION

The property is situated in the popular Market Town of Tavistock within walking distance of the town centre. The town provides an excellent range of shopping facilities, including, big name supermarket and chain stores and thriving local independent retailers. There is extensive schooling available , including preparatory/primary schools and a senior college. The renowned independent school Mount Kelly is situated on the edge of the town. 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.

DIRECTIONS

From Tavistock proceed into Bedford Square, go across the mini roundabout and carry up Drake Road (in between TSB & HSBC banks) under the viaduct and after a short distance Lakeside can be found on the left hand side opposite the right hand turning to Trewlawney Road. The property is not visible from the road when driving but is a lower level behind the wire fencing with the entrance gate being next to the Stags To Let board.

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: £975 pcm exclusive of all charges. Older children considered, the garden is not suitable for young children as it is on several levels and there is NO lawn at all. One small dog maybe considered. DEPOSIT: £1125 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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