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Residential Lettings



Flat, 4 Rookham Hall
Yelverton, PL20 6DT

Spacious Ground Floor Flat In Convenient Location With Private Courtyard Garden And Parking

• Spacious Accommodation • Two Double Bedrooms • Kitchen • Lounge/ Diner • Shower Room • Gas Central Heating • Available End February • Tenant Fees Apply •

£575 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION INCLUDES

PORCH

Enclosed porch with wood flooring

HALLWAY

Wood flooring. Radiator.

LOUNGE/DINER

Full length bay windows with patio door to rear courtyard garden. Fireplace with mantle piece and hearth with inset electric fire. Wood flooring.

KITCHEN

Galley style kitchen with range of white wall and base units with neutral fleck effect worktop. Stainless steel sink with drainer and mixer tap. Built in double oven. Built in ceramic hob. Freestanding washing machine and fridge/freezer. Wood flooring. Window to front.

BEDROOM ONE

Double. Window to rear. Radiator.

SHOWER ROOM

White suite comprising white wc and wash hand basin. Wet room style shower area. Vinyl flooring. Radiator. Window to side. Cupboard housing shelving with radiator in.

BEDROOM TWO

Double. Window to rear. Radiator.

OUTSIDE

To the front of the property is one off road parking space. Through the gate to the private courtyard garden area. Shed.

SERVICES

Mains Gas, Electric and Water
West Devon Borough Council Tax Band A

SITUATION

The property is situated within the attractive moorland village of Yelverton offering a wide range of shops and other facilities. Regular bus routes to Plymouth and Tavistock. Further afield is the delightful and popular ancient market/stannary town of Tavistock. The area has an excellent choice of first class independent and grammar schools located in Tavistock and Plymouth. The Dartmoor National Park, with its 368 square miles of spectacular scenery and rugged granite tors, is literally on the doorstep. This heather clad moorland, with deep

wooded valleys and rushing streams, provides unlimited opportunities for walking, riding and fishing. Sporting pursuits in the area are second to none, the south coasts of Devon and Cornwall, with their beautiful estuaries, beaches and coastal walks, are within easy reach as well as the rugged coastline of North Cornwall.

Follow the Tamar Estuary past Derriford Hospital and the maritime port of Plymouth will be found, with direct links to London and excellent facilities for sailing, including comprehensive marina provision and access to some of the finest uncrowded waters in the country.

DIRECTIONS

From Tavistock take the A386 to Yelverton. At the roundabout take the 2nd exit towards Plymouth and then turn immediately left in to the Parade. The property can be found a short way down between the Financial Advisors Office and the Co-op on the right hand side. The property can be found at the end of the road directly in front of you.

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: £575 per calendar month exclusive of all charges. DEPOSIT: £675 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 23rd February.

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		71	77
(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	(82-100) A		
(61-81) B			
(50-60) C			
(39-49) D		71	78
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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