



STAGS

4 Newton Barns, Tavistock, Devon PL19 8HU

Three Bedroom Barn Conversion To High Specification With Stunning Rural Views

Tavistock 2 miles Plymouth 15 miles

• Short Distance From Tavistock • High Specification • Spacious Accommodation • Gas Fired Central Heating • DRAINAGE INCLUDED • Available Now • Tenant Fees Apply

£795 Per Month

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

ACCOMMODATION INCLUDES

ENTRANCE HALL

Large hall including 3 radiators, tiled floor, understairs cupboard, window to front

CLOAKROOM

WC and wash handbasin. Tiled floor.

KITCHEN/DINER

Range of wooden wall and base units with fawn granite effect work surface over. White ceramic 1.5 sink and drainer with mixer tap. Built in gas 5 ring hob and electric oven with extractor above. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Tiled floor. Window to front and rear. Radiator. Space for dining table and chairs.

SITTING ROOM

Two radiators. Patio doors to front.

STAIRS FROM ENTRANCE HALL TO LANDING

Mezzanine style landing with beamed ceiling

BATHROOM

White suite with bath, wash hand basin with vanity storage below and wc. Corner shower cubicle. Heated towel rail. Radiator. Tiled floor.

MASTER BEDROOM

Double room. Radiator. Window to front. Built in wardrobe & cupboard with gas boiler.

ENSUITE

White suite with wash hand basin and wc. Shower cubicle with electric shower. Heated towel rail Tiled floor. Cupboard with shelving.

BEDROOM 2

Double room. Radiator. Window to front. Built in wardrobe

BEDROOM 3

Double room. Radiator. Window to side

OUTSIDE

To the front of the property is an enclosed lawn garden with patio area. Ample parking.

SERVICES

Mains water (metered)
Septic tank drainage (INCLUDE IN THE RENT)
Gas fired central heating
Mains gas and electric
West Devon Borough Council Tax Band C

SITUATION

Newton Farm is situated in a rural location a short drive

from the classic Westcountry market town of Tavistock is a short drive away and offers a wide variety of facilities including The Wharf Cultural Centre, excellent private schools, and notable boutiques and delicatessens. The City of Plymouth has a large and thriving University together with a long and historic waterfront with many cafes, restaurants, art galleries and antique shops, centred around the cobbled Barbican quayside. Plymouth has a main line railway station (Plymouth to London Paddington 3 hours) and a cross channel ferryport providing regular services to France and Northern Spain.

DIRECTIONS

From Tavistock take the A390 road signed posted for Callington/Gunnislake passing up past the Catholic Church. Head up the hill and carry along this road for approximately 1 mile taking the 1st turning right (by the stone cottages). Carry on up the hill, past the bungalow on the left hand side and after approximately 0.25 miles the entrance to the barns can be found on the right hand side. No 4 can be found on the left hand side.

LETTING

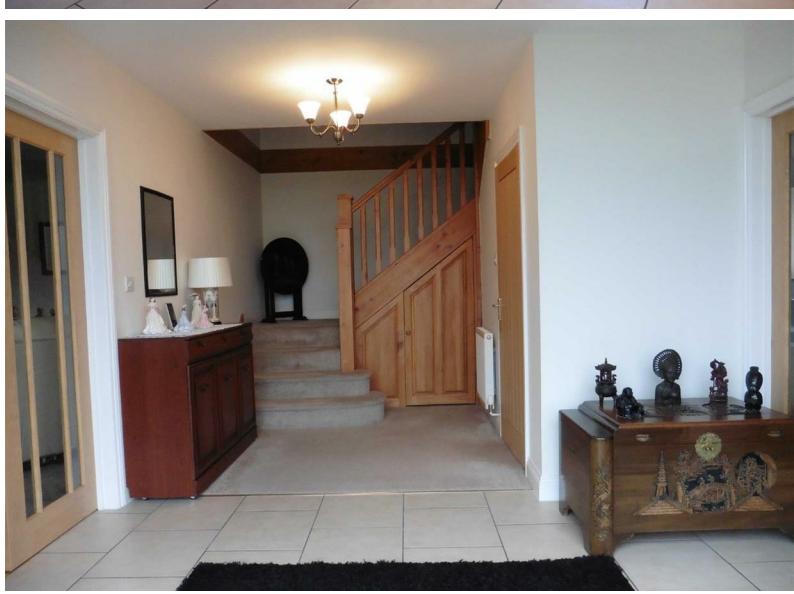
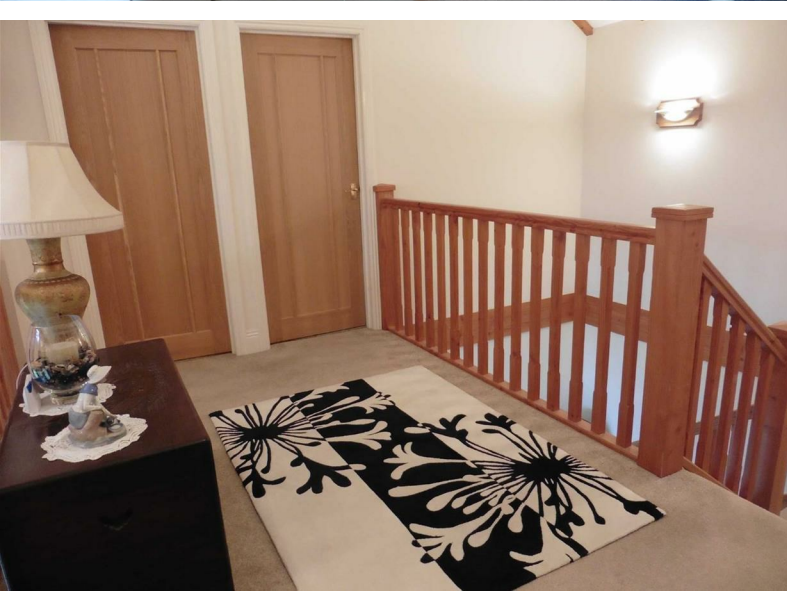
The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available now. RENT: £795 pcm INCLUSIVE OF DRAINAGE but exclusive of all other charges. No children/pets/smoking. DEPOSIT: £917.00 Returnable at end of tenancy subject to any deductions (all deposits 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.

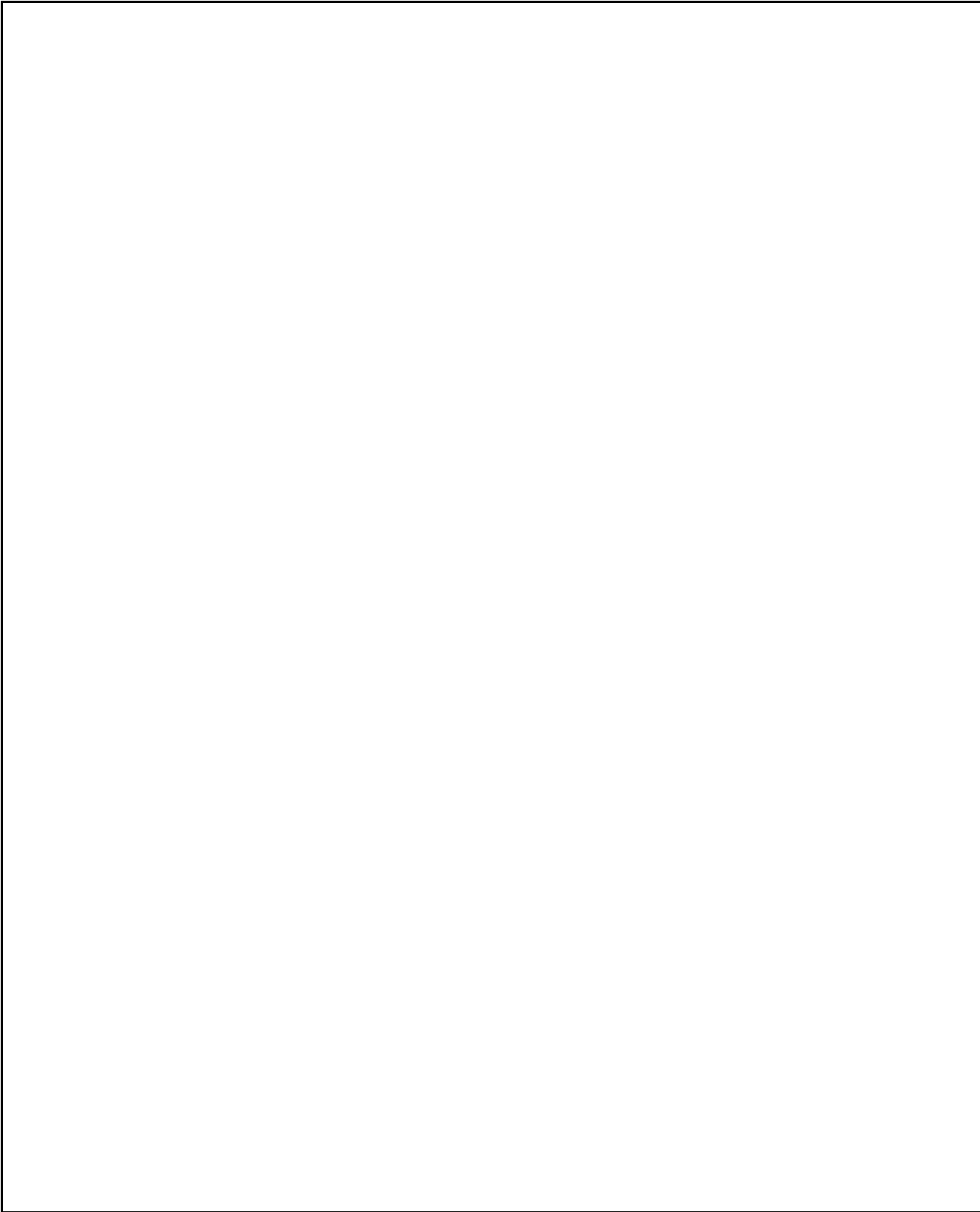
HOLDING DEPOSIT AND TENANT FEES

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.





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