

PLYMOUTH HOMES

RENT PAID...GUARANTEED

Maudlins Lane , Tavistock , Devon, PL19 8FH

£1,295 pcm

TO LET



Property Features:

- Unfurnished
- Contemporary Detached House
- 3 Bedrooms
- Off Road Parking
- Gas Central Heating
- Council tax band C
- Low risk of surface water

Description

Plymouth Homes Lettings are delighted to offer, on a Tenant Find Only basis, this modern detached house, just a short walk from Tavistock town centre. Perfect for a small family, this spacious home offers open plan living with feature sliding doors leading out to a west-facing, mostly private garden courtyard—ideal for enjoying the outdoors when the sun comes out to play. The ground floor includes a utility room and cloakroom, while upstairs you'll find three cosy bedrooms (two doubles and one single), with the master bedroom featuring an en suite. The property is energy-efficient with double glazing, gas central heating, solar panels, and a charging point for an electric car. It also benefits from off-road parking for two cars. A deposit of £1490, one month's rent in advance, and a holding deposit of £290 are required. All applications are subject to credit checks and referencing. Early viewing is highly recommended.

EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs		94	96	Very environmentally friendly - lower CO ₂ emissions		96	96
(92-)	A			(92-)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G	(1-20)	G				
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Room Dimensions

Bathroom: 2.49m (8'3") x 1.70m (5'7")
 Bedroom 1: 4.71m (15'6") x 3.38m (11'2")
 Bedroom 2: 5.01m (16'6") x 1.98m (6'6")
 Bedroom 3: 3.36m (11'1") x 2.00m (6'7")
 Cloakroom: 1.96m (6'6") x 0.85m (2'10")
 En suite shower room: 2.03m (6'8") x 1.72m (5'8")
 Entrance:
 First Floor:
 Open Plan Living, Kitchen, Diner: 8.36m (27'6") x 6.87m (22'7")
 Outside:
 Utility Room: 1.96m (6'6") x 1.23m (4'1")

Floor Plan

