Maudlins Lane, Tavistock, Devon, PL19 8FH

**£1,295 pcm** TO LET









# **Property Features:**

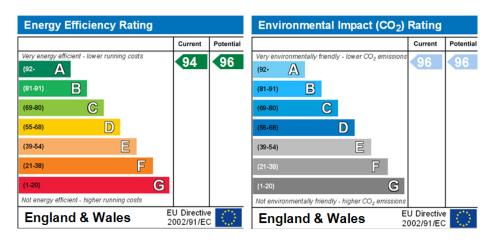
- Unfurnished
- Contemporary Detached House
- 3 Bedrooms

- Mains water connected
- Council tax band to be confirmed
- Low risk of surface water

## **Description**

This attractive detached house a short walk from Tavistock town centre available unfurnished comprising: Spacious open plan lounge, kitchen, dining area on the ground floor with utility room and cloakroom. On the first floor there are three bedrooms, (2 doubles and 1 singe), master bedroom with en suite shower room, further family bathroom with bath and separate shower cubicle, double glazed throughout with gas central heating, there are also solar panels helping to give this house an energy efficiency rating of 'A' meaning it will be very efficient to run. There are two off road parking spaces and an enclosed garden. Early viewing as advised to avoid missing out. 12 month minimum tenancy. £1490 as a deposit and one months rent in advance. Holding deposit £290.

#### **EPC Certificate**



#### **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

