

PLYMOUTH HOMES

RENT PAID...GUARANTEED

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 single), 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

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

