



DUCHY *of* CORNWALL

**Flat 2 Devonport House
Two Bridges Road, Princetown, Yelverton, Devon, PL20 6QS**

To let on an Assured Shorthold Tenancy



A modern 2 bedroom first floor flat in the heart of Princetown, within the picturesque Dartmoor National Park

Available End of June 2017 Rent: £570 per calendar month. Deposit £855

Apply: The Duchy of Cornwall Office, Princetown, Yelverton, Devon, PL206QF
Telephone: 01822 890205 Email: ahaslam@duchyofcornwall.org

LOCATION

2 Devonport House is a two bedroom first floor flat situated in the centre of Princetown, which is approximately 9 miles from Tavistock, 13 miles from the historic market town of both Ashburton and Chagford and 15 miles from Plymouth. Princetown is the highest settlement on the moor at around 1,450ft above sea level. It has a church, local shops, pubs, cafes and a Post Office.

THE PROPERTY

2 Devonport House offers open plan living accommodation on one level with gas central heating and double glazing.

A large entrance lobby inside the roadside front door serves both this flat and 1 Devonport House, which is downstairs. There is an open plan dining kitchen / living room off to the right as you enter the property. The kitchen is complete with an oven and gas hob with plumbing for dishwasher and washing machine. The living room has sockets for television and telephone connections.

Leading from the living room is a corridor, off which is the bathroom. The bathroom has a bath with a shower head. There is an inbuilt storage cupboard along the corridor, and the master bedroom is off to the left, complete with built in wardrobe. Bedroom two is next door to this and also has a built in wardrobe. Outside provides allocated off road parking for one car with space for guests.

EPC rating band C

Environmental rating band B

Entrance Hall:

2 x built in cupboards one of which houses a Worcester Bosch Greenstar combi boiler and battery CO detector.

Walls emulsioned in salmon pink.

Intercom phone.

Smoke detector.

Loft hatch.

L shaped Living Kitchen: 7.14m x 4.68m (23.4ft x 15.4ft)

Good range of wall and base fitted units, with built in 4 ring gas hob (extractor hood above), and Electrolux oven. Stainless steel sink and drainer with mixer tap.

Plumbing and electric for dishwasher and washing machine

TV aerial point.

Phone point.

8 x double power sockets.

3 x windows with curtain poles above.

CO alarm.

Steeple extractor fan.



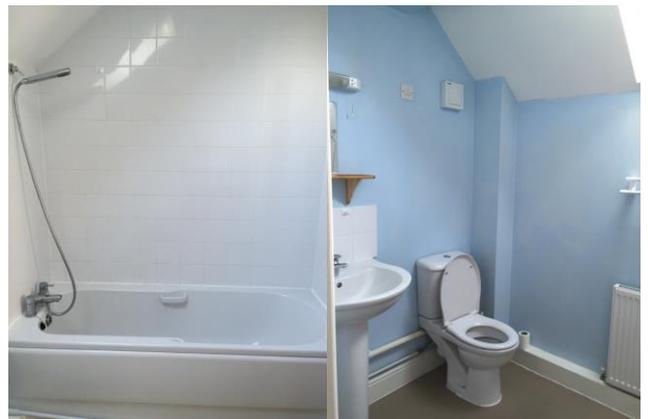
Bedroom 1: 3.57m x 3.47m (11.7ft x 11.4ft)
Good sized double bedroom with views over the front, built in wardrobe.
Walls emulsioned in magnolia.
Radiator with TRV.
3 x double power sockets.
Curtain pole over window.



Bedroom 2: 2.47m x 2.84m (8.1ft x 9.3ft)
Radiator with TRV.
3 x double power sockets.
Built in wardrobe.
Walls emulsioned in light green.
Curtain pole above window.



Bathroom: 2.68m x 1.72m (8.8ft x 5.6ft)
White bathroom suite with lino floor and skylight.
Sink with mixer tap, shelf, mirror and light above.
Toilet.
Bath with shower over.
Steeple extractor fan.
Radiator with TRV and towel rail above.
Walls emulsioned in light blue.



ACCESS

External: Access is direct from the public highway.

Internal: The prospective tenant would be expected to contribute towards keeping the common area (shared by the tenants of 1 and 2 Devonport House) tidy and clean and may be expected to make a contribution towards professional cleaning of this area.

OUTSIDE

The property benefits from its own parking space (off-road).

SERVICES

Mains electricity, mains water & sewerage and mains gas central heating.

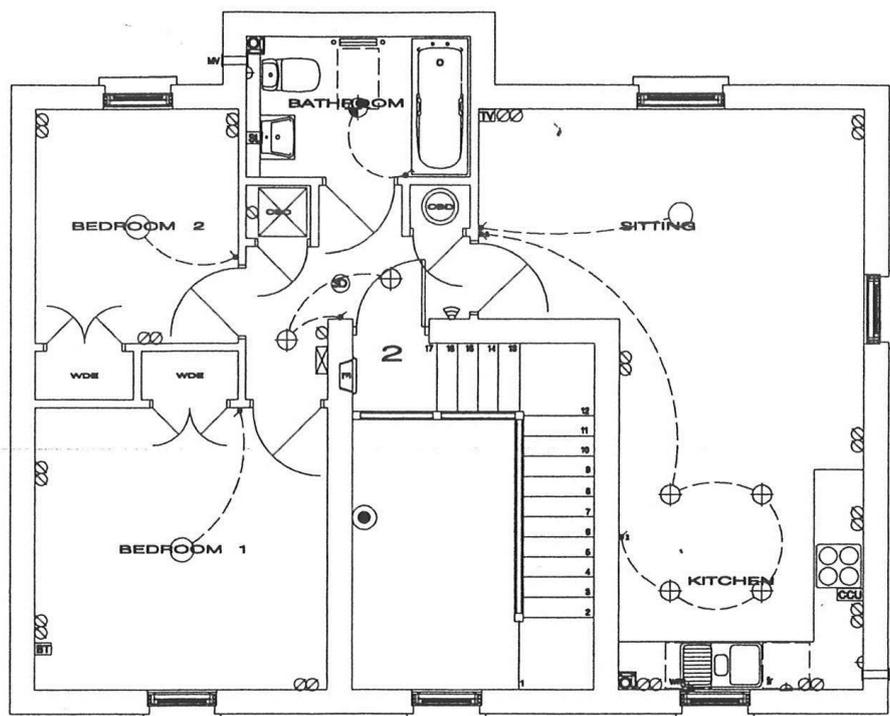
LOCAL AUTHORITY

West Devon Borough Council.

Council tax: Band A at £1,193.80pa (2017/18)

PLANS

The attached and below plan are published for convenience only and does not form part of any contract. The plan is copied from a map that may not be up to date. It is for identification only and may not accurately represent buildings or other features.



PROPOSED TERMS OF LETTING

1. The property is offered on an Assured Shorthold Tenancy for an initial period of one year. A longer term may be negotiated and expressions of interest should be made to the Duchy when applying.
2. The property is let unfurnished and has floor covering throughout.
3. **Use:** The property will be let for private residential use only. Applicants with pets will be considered.
4. **Tenancy Agreement:** The property will be let under an Assured Shorthold Tenancy Agreement. The tenant will be responsible for keeping internal decorations, fixtures and fittings in good condition.
5. Rent will be subject to an open market review every two years.
6. **Rent and Deposit:** Rent is payable monthly in advance by standing order every month. The Landlord will retain a refundable deposit of 1.5 x the monthly rental against damages and arrears of rent for the duration of the Agreement, which will be held in a government-backed tenancy deposit scheme. This will be returned to the tenant, without interest, on the termination of the tenancy providing all the terms of the Agreement have been complied with.
7. **Utilities:** The tenant will be responsible for paying all outgoings, including Council Tax and utility bills. The washing/drying machine is provided by the Duchy and is to remain in the property at the termination of the tenancy, but for the avoidance of doubt the tenant shall be responsible for its repair and replacement.
8. **Insurance:** The Landlord will be responsible for the buildings insurance, and the tenant will be responsible for the contents.

VIEWING

The property will be available for viewing, by appointment, through the Duchy of Cornwall office, Princetown.

APPLICATIONS

If after viewing the property you wish to apply for the tenancy you will be provided with the relevant forms to complete and return to The Duchy of Cornwall, Princetown, Yelverton, Devon, PL20 6QF. Incomplete applications will not be considered.

Should an applicant be shortlisted at least two references will be required including your current landlord and current employer. Credit checks will also be undertaken.

Applicants are requested to make appointments to view and conduct negotiations through the Duchy of Cornwall. No responsibility can be accepted by the Duchy for costs incurred by those making applications for the property which prove not to be successful. The Duchy of Cornwall gives notice that:

- i). The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii). All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- iii). No person in the employment of the Duchy of Cornwall has any authority to make or give any representation or warranty whatever in relation to this property.