



DUCHY *of* CORNWALL

**Flat Above Princetown Charity Shop
Tavistock Road, Princetown, Yelverton, Devon, PL20 6QE**

To let on an Assured Shorthold Tenancy



A large three double bedroomed first floor flat in the heart of Princetown, within the picturesque Dartmoor National Park

**Available June 2018
Rent: £650 per calendar month. Deposit £975**

Apply: The Duchy of Cornwall Office, Princetown, Yelverton, Devon, PL20 6QF
Telephone: 01822 890205 Email: akelly@duchyofcornwall.org

LOCATION

The Flat above the Charity Shop is a spacious three double bed roomed 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

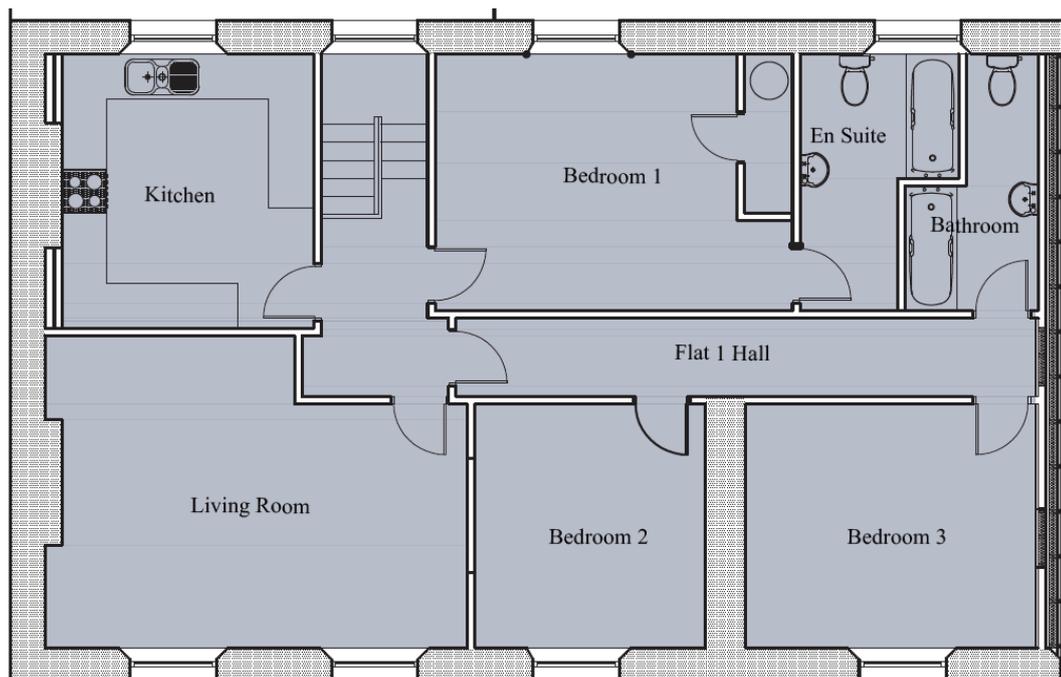
The Flat above the Charity Shop offers deceptively spacious living on one level with gas central heating. A large entrance lobby inside the roadside front door provides useful space for boots and coats, and leads to the stairs to the first floor. The kitchen is complete with an oven with plumbing for a washing machine and the living room has sockets for television and telephone connections. From the landing is a large master bedroom with en-suite bathroom with two further good sized double bedrooms and a family bathroom.

The property was decorated throughout in June 2017, with new carpets to the entrance hall, stairs and landing. A new gas central heating system has been installed.

EPC rating band D.

PLANS

The below plan is published for convenience only and does not form part of any contract. It is for identification only and may not accurately represent buildings or other features.



Entrance Hall:



6.13m x 1.28m (20.1" x 4.2")

Front door leads to a tiled floor with further internal door.

Central heating radiator, row of hooks for coats, fuse board and dual rate electricity meter.

Two pendants lights and a smoke detector.

Stairs Leading to First Floor:

Large landing area with smoke detector and pendant light.

Kitchen:



3.14m x 3.50m (10.3" x 11.5")

A good range of wall and base fitted cream units with a brown granite effect worktop and tiles above the worktop.

Stainless steel sink with drainer and mixer tap.

Plumbing and electric for a washing machine. Frigidaire oven with four ring electric hob and extractor hood above. Five double power sockets, two single power sockets, smoke detectors.

Lounge:



4.32m x 5.17m (14.2" x 17.0")

Good sized lounge with space for dining table and chairs

Central heating radiator, two wall mounted light fittings, two pendant light fittings, six double power sockets, TV aerial point, BT phone

Master Bedroom with En-suite:



point, two windows overlooking the front.

3.51m 4.11m (11.5" x 13.5")

Good sized double bedroom with a built-in airing cupboard housing the hot water cylinder.

Two double power sockets. TV aerial point.

En-suite Bathroom:



2.12m x 3.56m (7.0" x 11.7")

Three piece white suite, sink, wc and bath with a shower over the bath.

Grey tiling to the walls with a white stone effect lino floor covering.

Bathroom light fitting, extractor fan and blind.

Bedroom 2:



4.07m x 3.36m (13.4" x 11.0")

Loft hatch, pendant light fitting, window overlooking the front. Three double power sockets, central heating radiator.

Bedroom 3:



3.27m x 3.8m (10.7" x 12.5")

Central heating radiator. Three double power sockets, pedant light fitting. Views over the front.

Main Bathroom:



3.55m x 1.84m (11.6" x 6.0")

White three-piece bathroom suite, wc, sink and bath with shower over the bath.

Grey tiles to the walls. Towel rail. White stone effect lino floor covering. Extractor fan in the ceiling and two-bathroom light fittings.

ACCESS

External: Access is direct from the public highway.

OUTSIDE

The property does not have any designated parking space, but there is often space to park on the road.

SERVICES

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

LOCAL AUTHORITY

West Devon Borough Council.

Council tax: Band A at £1,250.08 per annum (2018/2019)

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.
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.