



**STAGS**

2 Nutcombe Cottages, East Allington, Totnes, Devon  
TQ9 7QE

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A delightful detached house, undergone refurbishment situated in the traditional Devon village of East Allington.

Totnes 9.7 Miles, Kingsbridge 4.4 Miles, Plymouth 26 Miles

• 3 Double Bedrooms • Garden • Parking For 4 Cars • Village Location • Countryside Views • Only 1 dog or 1 cat accepted • Available from the end of March • Tenant Fees Apply

**£1,400 Per Calendar Month**

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

## DESCRIPTION

A delightful detached house, undergone refurbishment situated in the traditional Devon village of East Allington. Comprising 3 double bedrooms, modern bathroom with shower over, living room, dining room, beautifully fitted kitchen, garden and parking for two cars. Open countryside views. Only 1 dog or 1 cat accepted. Available from the end of March.

## ACCOMMODATION

### GROUND FLOOR

**DOWNSTAIRS WC:** Low level WC, wash hand basin and window. **DINING ROOM (11'8" x 10'2"):** A bright room with a large window overlooking the garden with views of countryside beyond. Ceiling light point, radiator and power points. **KITCHEN (15'2" x 7'7"):** Comprising of wooden fronted units with granite worksurfaces, integrated stainless steel sink, oven with electric hob and extractor over, dishwasher, washing machine and space for fridge/freezer. Power points, windows to the side and door to: **LIVING ROOM (16'1" x 14'7"):** A dual aspect room with fireplace with wood burning stove. Double doors open out onto the rear patio with views of countryside. TV point, power points and radiator.

### FIRST FLOOR

**BEDROOM 1 (14'10" x 9'9"):** Positioned to the rear of the property with fantastic countryside views towards the village. Double room with radiator and power points. **BEDROOM 2 (14'11" x 11'4"):** Positioned to the rear of the property with fantastic countryside views towards the village. Double room with radiator and power points. **BEDROOM 3 (15'0" x 8'5"):** Double room with a window to the side. Radiator and power points. **BATHROOM:** Comprising of a modern suite with panelled bath with glass shower screen and shower attachment over. Pedestal wash hand basin, WC and window to the side.

## OUTSIDE

There is a beautiful rear garden mainly laid to lawn with an outlook over the valley and beyond to countryside. Patio area to the living room area. Parking for two cars on the drive and a further two allocated parking spaces in the lane.

## SERVICE

Oil fired central heating, electric, private water (spring) and drainage. For drainage only non chemical products can be used along with biodegradable flushable products and tenants are responsible for charges in relation to septic tank emptying. Council Tax Band C: South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE. Tel: 01803 861234. Email: [Customer.services@southhams.gov.uk](mailto:Customer.services@southhams.gov.uk). [www.southhams.gov.uk](http://www.southhams.gov.uk)

## SITUATION

East Allington is a popular village with an Inn and highly-respected primary school. Kingsbridge - known locally as "The Capital of the South Hams" - lies at the head of the Salcombe estuary 4 miles or so to the south. The town has an excellent range of shops and local facilities which include a health centre, a cottage hospital, a highly-rated (OFSTED) secondary school and a sports centre. Salcombe, Devon's southernmost town, is some 8 miles distant with its beautiful harbour and unspoilt estuary, renowned as a mecca for yachting and water sports. The lively, medieval market town of Totnes with its mainline

railway station is approximately 9 miles distant whilst the A38 "Devon Expressway" is within easy reach.

## DIRECTIONS

**DO NOT FOLLOW SAT NAV!** From Kingsbridge, take the A381 signed Totnes. After around 3 miles, turn right sign posted East Allington before the hamlet of The Mounts. Continue on this road for approximately 1 mile. As you go down the hill before the right hand bend there is a drive sign posted Nutcombe Farm and the property is the second property on the left hand side.

From Totnes, take the A381 to Kingsbridge, go through the hamlet of The Mounts, take a sharp left turning sign posted East Allington. Continue on this road for approximately 1 mile. As you go down the hill before the right hand bend there is a drive sign posted Nutcombe Farm and the property is the second property on the left hand side.

## LETTING

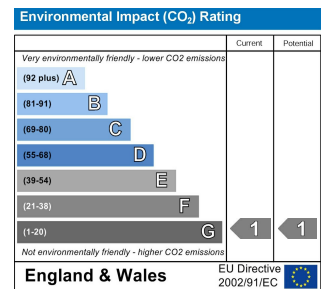
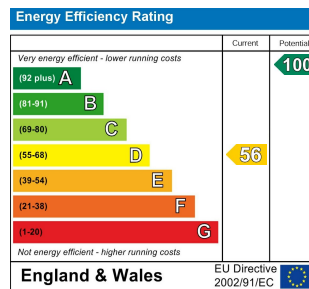
The property is available to let on a assured shorthold tenancy for 24 months plus, unfurnished and is available end of March. RENT: £1400.00 Pcm exclusive of all charges. Children/pets considered. If the agreed let permits pets the rent will be £1470.00. DEPOSIT: £1615.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



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