



Yeomans Cottage 1 Chapel Court, Stoke Gabriel, Totnes,
Devon TQ9 6SN

A charming village cottage in popular location.

Totnes 4 miles A38 10 miles River Dart about 0.5 mile

• Popular location • 3 bedrooms • Kitchen/diner • Sitting room • Gas central heating • Detached garden • Tenant fees apply • Available from 19th March

£850 Per Calendar Month

01803 866130 | rentals.totnes@stags.co.uk

DESCRIPTION

A charming village cottage in popular location. Kitchen/diner, sitting room, 2/3 bedrooms, bathroom and detached garden. Gas central heating. Available for long let. Tenant fees apply.

ACCOMMODATION

KITCHEN/DINER: Fitted units, gas hob, electric oven, integral larder fridge, plumbing for washing machine.
SITTING ROOM (18'8" x 10'6" (widest): Beamed ceiling, radiator.

STAIRS TO FIRST FLOOR: Airing cupboard on landing, housing central heating boiler. **BEDROOM 1** (11'2" x 10'10"): Double front aspect room with built in wardrobe and radiator. **BEDROOM 2** (10'0" x 8'5"): front aspect room with radiator. **BEDROOM 3/STUDY** (6'7" x 6'4"): Side aspect room currently used as a study.
BATHROOM: White suite, shower from attachment over bath, shower screen, radiator.

OUTSIDE

There is a pretty detached garden which is private and has a seating area. Small timber shed.

SERVICES

Mains gas, electricity and water. Council tax band C: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

SITUATION

The property is situated in the popular village of Stoke Gabriel. Stoke Gabriel is an attractive and highly desirable village set in the cleft of one of the River Dart's banks; a perfect place to retire or raise a family, with children's sporting activities and pre- and primary school. This friendly village with its winding, narrow roads has a church, two pubs and three shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car. Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington. The medieval market town of Totnes is bustling and thriving and retains much of its original character, with a wide range of good local schools, shopping facilities and recreational pursuits.

DIRECTIONS

From Totnes take the A385 towards Paignton. Stay on this road for approx 2 miles & turn right sign posted Stoke Gabriel. Follow this road through the village of Aish, then turn right sign posted Stoke Gabriel. Proceed along the country lane and down to the T junction. Turn right and follow the road down for a short way. Just

before Flood St which is on the right, you will see 1 Chapel Court fronting the road. Park either in Barn Park which is the turning on the right immediately before Flood St or in Flood Street itself.

VIEWINGS

Viewings are available on the 16th March, to book in now. Limited availability.

LETTING

The property is available to let on a assured shorthold tenancy for 24 months plus, unfurnished and available from 19th March 2021. RENT: £850.00 pcm exclusive of all charges. Children considered. If the agreed let permits pets the rent will be £892.00 pcm. DEPOSIT: £980.00 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 & TENANT FEES

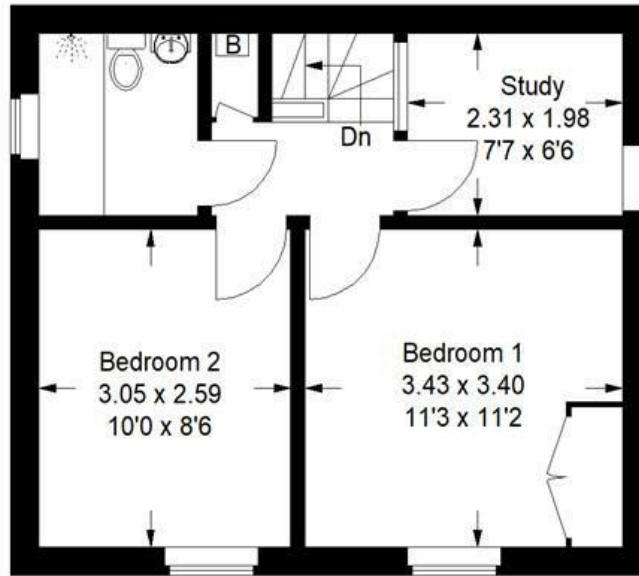
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.



Approximate Gross Internal Area
66.3 sq m / 714 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 740317)



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Energy Efficiency Rating		Current	Potential
3 key energy efficient - lower running costs			
392 plus) A			89
121-391) B			
89-120) C			61
55-88) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	