



stags.co.uk

Residential Lettings



Shepherds Cottage, Middle Hutterleigh Blackawton, Totnes, TQ9 7AD

A beautifully presented attached cottage set in a rural location offered furnished/unfurnished/part furnished.

- Open Plan Living Area • Lounge • Kitchen/Dining Room • 2 Bedrooms • En-suite • Shower Room • Terrace • Parking • Communal Gardens • EPC band F
- Available Mid October • Tenant Fees Apply •

£700 per calendar month

01803 833681 | rentals.dartmouth@stags.co.uk

Cornwall | Devon | Somerset | Dorset | London

Situation

The idyllic village of Blackawton is nestled amongst the stunning rolling hills and countryside of the South Hams. The village has a strong sense of community with a highly regarded primary school, parish church and 2 popular public houses, one with an excellent restaurant and successful community shop. Dartmouth is the closest town, is a popular boating centre boasting a world famous regatta and naval college, with a unique range of shops, galleries and restaurants.

Lounge

Wooden floor, wood burning stove, radiator, window to front.

Kitchen/Dining Room

Fitted kitchen with floor and wall units, Belfast sink, electric Aga, fridge/freezer, small dishwasher, washing machine, larder, radiator, wooden floor, two windows.

Master Bedroom

Fitted carpet, built-in cupboards and wardrobes, radiator, window to front

En-suite Bath

Roll top bath, wash basin, Velux window

Bedroom 2

Fitted carpet, built-in wardrobe and cupboards, radiator, window to side.

Shower Room

Shower cubicle with electric shower, W.C. Wash hand basin, radiator, window to front.

Services

Mains electricity, water, drainage, oil.

Lettings

The property is to let on an initial six months plus Assured Short hold Tenancy. Rent £700.00 Per calendar month exclusive of all other charges. Deposit £1050.00 refundable at the 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. Viewing strictly through the agents. Usual references required.

Tenants Fees

When applying to rent a property through Stags there will be a tenants administration fee of £200 plus VAT to cover all single and joint applications. For any additional tenants or guarantors there will be a further fee of £50 plus VAT. The Stags Tenant administration fee is an all inclusive fee to cover the costs of taking up references (to include a credit check), tenants contribution towards the drawing up of tenancy agreement, notification of service utilities, and if compiled schedule of condition/inventory and associated check in. There are no additional administration, check in fees or charges payable by tenants as a consequence of applying or taking up a tenancy through Stags. Further details and information are attached to the Stags Tenancy Application Form and for further clarification before arranging a viewing please contact the office dealing





9 Duke Street, Dartmouth, Devon, TQ6 9PY
Tel: 01803 833681
Email: rentals.dartmouth@stags.co.uk

