



**STAGS**

Gatcombe Mill Cottage , Littlehempston, Totnes, Devon  
TQ9 6LW

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An updated 2 bedroom reverse level barn  
conversion, set in a rural setting near Totnes

Totnes 2.5 miles, Torquay Sea Front 7 miles, Newton Abbot 6 miles.

- Modern kitchen • Countryside views • Parking and Courtyard • Modern electric central heating • Short drive to Totnes or Newton Abbot • Period features • Tenant fees apply • Available beginning of March

**£795 Per Calendar Month**

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

## SITUATION

The property is situated approximately 2 and a half miles from Totnes and is easily accessible from the A381 Totnes to Newton Abbot road. Gatcombe Mill is a small complex of houses and enjoys views of the countryside. The village of Littlehempston is nearby and benefits from a good community spirit which resulted in South Devon's first community public house being opened.

## DESCRIPTION

An updated 2 bedroom reverse level barn conversion, set in a rural setting between Totnes and Newton Abbot. Open plan living room/ kitchen/ dining area with views over fields beyond. Stairs down to 2 bedrooms and bathroom. Courtyard and parking. Available beginning of March. Tenant fees apply.

## ACCOMMODATION

Access via the parking area via wide stone steps to the main entrance. Door opens into OPEN PLAN LIVING ROOM / KITCHEN /DINER: Juliette balcony to the front overlooking the fields beyond, to the living room area. Kitchen has been updated by the current landlords comprising of grey fronted unites with work surface above with integrated, sink and drainer, oven with hob, fridge/freezer, slim line dishwasher and washing machine. Skylight over. Wooden flooring and stairs leading downstairs to the bedrooms. Feature beams and small open storage area. Electric central heating.

LOWER GROUND FLOOR: Hallway with a door to the front courtyard. BEDROOM 1: window overlooking the courtyard with feature beams. BEDROOM 2: window overlooking the courtyard, built in wardrobe and feature beams. BATHROOM: comprising of a white suite with bath and electric shower over, WC and pedestal wash hand basin. Window to the side and feature beams.

## OUTSIDE

Parking to the rear of the property, small courtyard garden to the front.

## SERVICES

Mains electric (modern electric central heating and new electrical consumer unit). Mains water and private drainage. South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

## DIRECTIONS

From Totnes, take the Newton Abbot road A381 and stay on this road for until you see the Pig and Whistle pub on your left. Go straight on and look out for the next right turn which is signposted to an Equestrian Centre. Turn right and then after approximately 50 yards turn left

into Gatcombe Mill. ( If you reach the small bridge you have gone too far.) Mill Cottage is a short way down on the left.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available beginning of March. RENT: £795.00 pcm exclusive of all charges. DEPOSIT: £917.00 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.

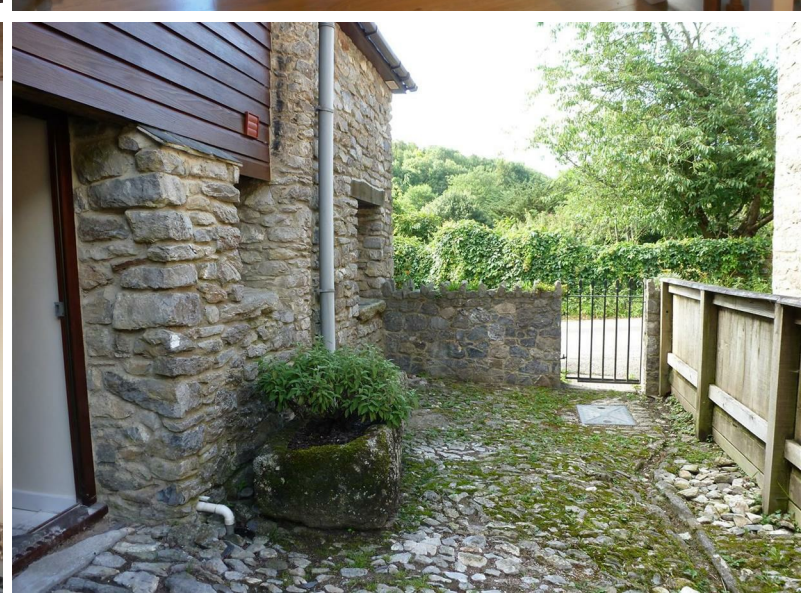
## HOLDING DEPOSIT & TENANT FEES

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

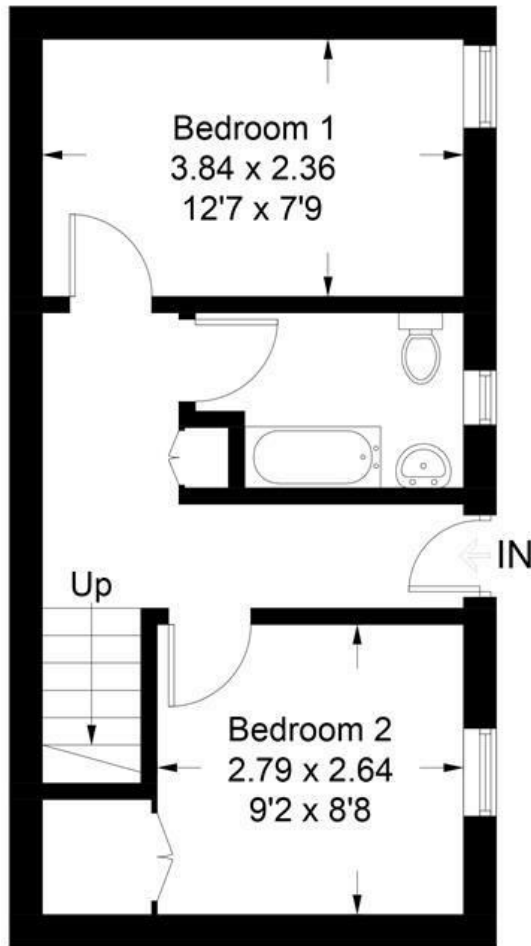
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.







Approximate Gross Internal Area = 65.7 sq m / 707 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID612550)



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
 01803 866130  
 rentals.totnes@stags.co.uk



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