



**STAGS**

Hawks Tor Devon Palms, Teignmouth Road, Torquay,  
Devon TQ1 4TH

A 1 bedroom flat on the first floor with panoramic views towards over the country and coast.

Newton Abbot 4.5 miles, Exeter 20 miles. Totnes 11 miles

- TV with Freeview
- Fully fitted kitchen
- Fully furnished
- Walking distance of the beach
- Communal gardens & private courtyard
- Parking
- Tenant fees apply
- Available Mid October
- Winter let license

£600 Per Calendar Month

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

## SITUATION

Maidencombe is only 10 minutes away from the centre of Torquay, and Teignmouth with its lovely safe sandy beaches is approximately the same distance. Both towns offer a rich variety of daytime and evening entertainment, with many Restaurants offering some of the best cuisine in Torbay.

The hamlet of Maidencombe (mentioned in the Domesday Book, 1086) is on the most northerly reach of Torbay. Torbay is relatively densely populated and yet Maidencombe, still a part of Torbay, remains rural with a backdrop of farmland and facing North/East stretches down to the wonderfully rich Devon sandstone cliffs which overlook the sea and Lyme Bay. This red sandstone is responsible for the soil's red colour and sometimes cloying texture, but is a feature of the local farmland.

Maidencombe is also on the coastal path route enjoyed by many on holiday and is controlled by the local authorities as an area of preservation and managed by the Torbay Coast and Countryside Trust. Maidencombe has always been popular with residents of Torbay and this naturally attracts visitors who appreciate nature, views, walks and the country style of life, yet are within striking distance of a decent sized town.

Torquay is less than 4 miles away, which can be reached either on foot, via the coast path (recommended for walkers) by car or by bus, passing through St. Marychurch and Babbacombe on the way.

There are numerous pretty Devon villages in the surrounding area as well as stunning country and coastal walks. The rural splendour of Dartmoor with its walking, horse riding etc, is only a half hour car journey away.

## DESCRIPTION

A 1 bedroom flat on the first floor with panoramic views towards over the country and coast. 1 Bedroom. Open plan kitchen lounge diner. Ensuite shower room. Parking. Available under a winter let license.

## ACCOMMODATION

Door opening into the apartment accessed from the communal hall. An OPEN PLAN LIVING ROOM /KITCHEN / DINER: comprising white fronted base and wall units with an outlook to the front with views towards and over the country and coast. BEDROOM: a double room with a door to: EN SUITE SHOWER ROOM: corner shower, W.C and wash hand basin.

## OUTSIDE

To the outside is 1-acre landscaped grounds with sitting-out area and garden furniture (shared with other properties on site). Children's play area (shared with other properties on site). There is parking for one car.

## SERVICES

Mains electric. No Water and drainage costs as it is included in the let. No Council tax costs. WiFi included. Communal Laundry onsite with washing machine and tumble drier (costs approx £1.00 per machine)

## DIRECTIONS

From Exeter: DIRECTIONS From M5 follow A38 then A380 to

Torquay. After 2 miles turn left on to B3192 Teignmouth for approx. 3 miles. At bottom of hill turn right at traffic lights. At next set of lights take left filter over Shaldon Bridge. Follow coast road towards Torquay for approximately 2 miles to Maidencombe. Devon Palms can be found on the right hand side clearly signed.

From Plymouth: DIRECTIONS Take the A38 towards Exeter, After approx. 23 miles take the A383 towards Newton Abbot. From Newton Abbot follow the signs for the B3195 to Teignmouth via Kingsteignton. Cross under the A380 towards Teignmouth on the A381. After 3.4 miles take the sharp left hand turn towards Torquay on the A379. Cross the Causeway and follow the A379 for 2.9 miles to Maidencombe. Devon Palms is clearly marked on the right hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and available mid October. RENT: £600.00 pcm exclusive of all charges. Children/pets might be considered. Where the agreed let permits pets the rent will be £650.00 pcm. DEPOSIT: £692.00 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		65
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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

