



STAGS

2 New Buildings, Harbertonford, Totnes, Devon TQ9 7SZ

A refurbished attached cottage in popular South Hams village.

Totnes 4 miles A38 7 miles Kingsbridge 9.8 miles Plymouth 22 miles

• Popular village location • 2 parking spaces • 2 bedrooms • Sitting room with woodburner • Kitchen • Bathroom • Available mid December • Tenant fees apply

£695 Per Calendar Month

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

DESCRIPTION

A refurbished attached cottage with parking in popular South Hams village. Kitchen, sitting room, 2 bedrooms, bathroom. Garden, storage shed, 2 parking spaces. Oil fired central heating. Pets to be considered.

ACCOMMODATION

ENTRANCE HALL: Coat hanging space. **KITCHEN:** (12'9" X 9'0") Beamed ceiling. Newly fitted with light wood wall and base units, granite effect work top, electric cooker and hob. Plumbing for washing machine. **SITTING ROOM** (12'9" X 16'2"): Beamed ceiling, wood burning stove, window seats, 2 radiators, stairs leading to first floor. **FIRST FLOOR.** **BEDROOM 1** (12'9" X 11'11"): Double front aspect room with radiator. **BEDROOM 2** (9'6" X 7'10"): Single front aspect room with radiator. **BATHROOM:** White suite with electric shower over bath, hand held shower attachment, radiator.

OUTSIDE

The property is approached from the two parking spaces through a wooden gate with steps down to a patio and lawned area overlooking surrounding countryside. There is a substantial storage shed which houses the oil fired boiler.

SERVICES

Mains electricity and water, oil fired central heating. 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.

DIRECTIONS

From Totnes take the A381 signposted to Kingsbridge and Dartmouth. Continue on this road for approximately three miles and you will see the filling station ahead on your left. 2 New Buildings is the first of the two cottages on the right, almost opposite the filling station. Parking is in the double layby immediately before the cottages and access is via a wooden gate leading from the parking space down into the garden.

SITUATION

Harbertonford is a pretty and unspoilt village situated on the banks of the river Harbourne, which follows through Harbertonford into Bow Creek and onward towards Dartmouth. The village offers a primary school, a church, a village hall and a store/Post Office. The town of Totnes on the River Dart is approximately 3 miles away, being a popular medieval market town with narrow streets and a Norman castle. The town has a creative spirit, as characterised by its unique range of shops and cafes.

Totnes has both primary and secondary schools, 2



supermarkets and is approximately 7 miles away from the junction to the A38/Devon Expressway, allowing for speedy access to Plymouth and the Cathedral city of Exeter with its international airport. Totnes also has a mainline railway link to London Paddington.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and available mid December. RENT: £695.00 pcm exclusive of all charges. Children/pets might be considered. Where the agreed let permits pets the rent will be £729.00 pcm. DEPOSIT: £801.00 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 TENANTS 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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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
392 plus) A			88
181-391) B			
109-180) C			
55-108) D		55	
39-54) E			
13-38) F			
1-12) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

These particulars are a guide only and should not be relied upon for any purpose.

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