



Ladymead Green Lane, Haytor, South Dartmoor, Devon
TQ13 9RB

The main part of a substantial property in a quiet location with stunning moorland and country views

A38 3 miles Newton Abbot 7.3 miles Totnes 14.6 miles Exeter 18 miles.

• 3 Double Bedrooms • Modern Kitchen • Cloakroom • 2 Bathrooms • 3 Reception Rooms • Ample Parking • Large South Facing Garden • Available beginning of December • Tenant Fees Apply

£2,000 Per Calendar Month

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

DESCRIPTION

The main part of a substantial property in a quiet location with stunning moorland and country views and easy access to A38 Devon Expressway. Entrance hall, newly fitted kitchen/diner, sun room/dining room, study/snug, sitting room, cloakroom, 3 double bedrooms, 2 bathrooms. Gardening included in rent. Large south facing garden. Water and drainage included in the rent. Unfurnished.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL: Radiator. CLOAKROOM: Good sized cloakroom with W C and basin. KITCHEN (13'10" x 11'10"): Newly fitted to a high standard with central island. Wall and base units, central island, electric range cooker with double oven, integral fridge/freezer, dishwasher and washing machine. Side and rear aspect. SUN ROOM/DINING ROOM (14'7" x 13'8"): Side and front aspect. Beautiful views, door through to: SNUG/STUDY (13'11" x 11'9"): New woodburning stove, radiator. Front aspect. SITTING ROOM (16'8" x 16'4"): Side and front aspect. Radiator, new woodburning stove.

FIRST FLOOR

LANDING: Landing with radiator and built in cupboards. BEDROOM 1 (16'10" x 16'3"): Double room, front aspect, radiator, built in wardrobes, door through to Bathroom. ENSUITE (11'9" x 9'2"): Recently refurbished with heritage bathroom suite, shower from attachment to bath, heated towel rail. BEDROOM 2 (14'1" x 12'6"): Double room, front aspect, basin in vanity unit, radiator. BEDROOM 3 (14'3" x 11'11"): Double room, side and front aspect, basin in vanity unit, built in wardrobes. BATHROOM (8'6" x 3'1"): Recently refurbished with heritage bathroom suite, power shower over bath, heated towel rail.

OUTSIDE

There is a large, south facing lawn area and patio benefitting from fantastic, far reaching, countryside views. Garden maintenance included in the rent.

SERVICES

All utility charges payable direct to Landlord. Private water and sewerage included in the rent. Mains electricity & oil fired central heating. Council Tax payable to Landlord. Sky dish at the property.

DIRECTIONS

From the A38 Devon Expressway from either Exeter or Plymouth, exit at Drum Bridges on to the A382 signposted for Bovey Tracey. Follow the signs for Bovey Tracey town and take the first exit at the second roundabout, signposted B3387 Haytor and Widecombe. Continue on this road, taking the left fork towards Haytor and follow it for approximately two and a half miles, then pass the first cattle grid. After approximately 300 yards, take the sharp left hand turn signposted Green Lane. Ladymead is the first property on the right and you should enter through the wrought iron gate which is the second entrance.

SITUATION

Ladymead is situated close to the highly popular villages of Haytor and Ilsington on the eastern edge of Dartmoor National

Park. The property is in the desirable residential community known as Green Lane. There is a delightful range of walking, riding and country activities literally on the doorstep. Easy access to amenities can be found in Bovey Tracey, giving further access to Newton Abbot and the A38 Devon Expressway. Bovey Tracey is a popular Dartmoor town that has become even more desirable with the addition of several well regarded shops, galleries and cafes, added to a full range of local amenities including medical, veterinary and dental services, banks, shops, library, and inns. The A38 dual carriageway, linking Plymouth and Exeter with the M5 motorway, is approximately three miles away and there are main line railway stations at Exeter and Newton Abbot. As well as the open spaces of Dartmoor, the lovely South Devon beaches are mostly within an hours driving distance.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and available beginning of December. RENT: £2000.00 pcm exclusive of all charges. Where the agreed let permits pets the rent will be £2100.00 pcm. DEPOSIT: £2307.00 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
181.3 sq m / 1951 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID712211)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		54	78
		EU Directive 2002/91/EC	