



STAGS

Bowden House Teignmouth Road, Maidencombe,
Torquay, Devon TQ1 4TJ

Two bedroom apartment with private courtyard
and parking.

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

• A double and single bedroom • Kitchen • Lounge /
diner • Parking • Winter let only • Fully furnished • Available from December
2020 to March 2021 • Tenant fees apply

£900 Per Calendar Month

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

DESCRIPTION

Laurel is a spacious two bedroom, one full bathroom apartment over two floors, with one double bedroom and one twin bedroom. Downstairs is a spacious lounge/dining room, and a separate fully equipped kitchen. Laurel is in the original part of Bowden House, and accessed by private entrance, there is also a private patio in the rear courtyard. Please note Laurel does not have sea views as it is on the side of the house, but stunning sea views and seating areas in the grounds are available at any time

ACCOMMODATION

APPROACH: From the gravelled car park a private entrance door opens into the:- RECEPTION /KITCHEN: (15'10" X 6') Modern shaker style units with brushed chrome handles comprising base cupboards, drawers and wall mounted cabinets. Granite effect roll edged work surfaces with complimentary tiled splashbacks, inset sink unit with single drainer and mixer tap. Fridge/freezer, electric oven with four ring hob and filter hood over. Radiator and uPVC doubled glazed windows to the front elevation. SITTING/DINING ROOM (19' x 17'): A bright and spacious room with two radiators, television point and electrical fire. uPVC double glazed window to the rear elevation and door leading to the private terrace.

FIRST FLOOR

LANDING: Radiator, smoke detector and uPVC double glazed windows to the side and rear elevation. Doors lead to separate rooms. BEDROOM 1 (13'5 x 8'): Radiator, feature fireplace and two internal windows allowing borrowed light. BEDROOM2 (13'5 x 7'5"): Built in wardrobe with hanging rail, radiator and uPVC double glazed window to the front elevation. BATHROOM: Fitted with a suite comprising panelled bath with electric shower over, WC, and vanity unit with inset wash hand basin. Radiator, extractor fan, illuminated mirror with double shaver point and part tiled walls. Obscured double glazed window.

OUTSIDE

Private patio in the rear courtyard. Please note Laurel does not have sea views as it is on the side of the house, but there are stunning sea views and seating areas in the communal grounds which are available at any time. 1 x parking space.

SERVICES

Gas, water, council tax etc is included, electric is billed by landlord to tenant monthly via a meter reading. WiFi Disks inc. please note gas is controlled by a central boiler and will come on in the morning and evening throughout the winter.

DIRECTIONS

From Exeter: 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. Bowden House can be found on the left hand side clearly signed.

From Plymouth: 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. Bowden House is clearly marked on the left hand side.

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.

LETTING

The property is available to let on a Winter Let Licence for 3/4 months only, furnished and available December 2020 to March 2021. RENT: £900.00 pcm inclusive of gas, water, sewage council tax, Electric is billed separately. Deposit £900. References required, viewings strictly through the agents. HOLDING DEPOSIT & TENANT FEE.

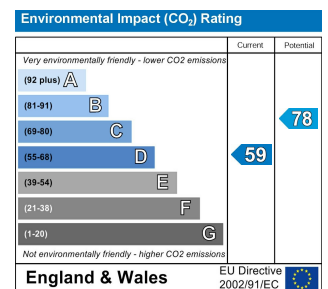
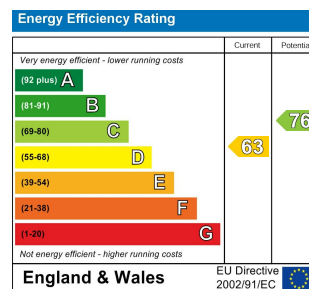
HOLDING DEPOSIT & TENANT FEES

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.

Bowden House Teignmouth Road, Maidencombe, Torquay, Devon TQ1 4TJ



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



@StagsProperty

@StagsLettings

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