



STAGS

Palm Tree Cottage Devon Palms, Teignmouth Road,
Torquay, Devon TQ1 4TH

A 3 bedroom semi-detached cottage with parking

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

- TV with Freeview
- Fully fitted kitchen
- Fully furnished
- Walking distance of the beach
- Private patio & communal gardens
- Parking
- Tenant fees apply
- Available now
- Winter let

£850 Per Calendar Month

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

DESCRIPTION

Palm Tree Cottage is a semi detached 3 bedroom cottage positioned with an outlook over the landscaped grounds with views beyond to Dartmoor. The lounge has comfortable seating and a TV. There is a separate kitchen. Bathroom. Parking for 2 cars. Within walking distance of the village of Maidencombe where there is a lovely beach and public house called The Thatched Tavern. Winter let.

ACCOMMODATION

Door into ENTRANCE HALL. LIVING ROOM: has comfortable seating, a dining table with chairs and a TV with freeview. KITCHEN: wooden fronted units and roll top work surface with a fridge freezer and oven. BEDROOM 1: A double bedroom. BEDROOM 2: A double bedroom. BEDROOM 3: A smaller bedroom with shorty bunk beds suitable for children. BATHROOM: which is situated on the first floor has a bath, toilet and wash basin.

OUTSIDE

To the outside there is a private patio seating area to the front. 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). Countryside views and beyond to Dartmoor. There is parking for two cars.

SERVICES

Mains electric. No water and drainage costs as it is included in the let. No Council tax costs. WiFi included.

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.

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. Devon Palms can be found on the right 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. Devon Palms is clearly marked on the right hand side.

LETTING

The property is available to let on a Winter Let Licence for 6 months only, furnished and available from now to the end of May. RENT: £850.00 pcm. Where the agreed let permits pets the rent will be £880. Deposit £980. References required, viewings strictly through the agents.

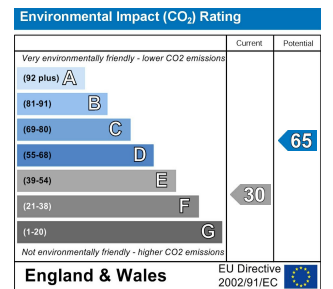
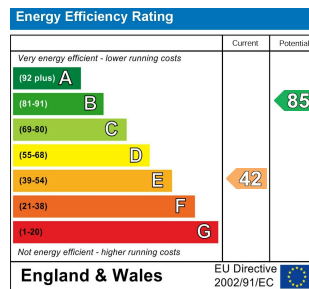
HOLDING DEPOSIT AND TENANT FEES

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.

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