



**STAGS**

Thornworthy Tor Devon Palms, Teignmouth Road,  
Maidencombe, Torquay, Devon TQ1 4TH

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A large 1 bedroom apartment with balcony.

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

• TV with Freeview • Balcony • Parking • Fully furnished • Walking distance of the beach • Communal gardens • Available 6th March • Tenant fees apply

£650 Per Calendar Month

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## DESCRIPTION

A first floor flat within walking distance of the village centre of Maidencombe with its own beach and public house. Communal gardens to enjoy along with parking for one car and on a bus route. Stokeinteignhead village is closeby. Offering a balcony and a connecting door to another apartment to give the opportunity to have a bigger flat.

## ACCOMMODATION

Door from COMMUNAL HALL into the:- OPEN PLAN LIVING ROOM / KITCHEN / DINER: comprising of white fronted base and wall units, integrated oven, fridge freezer and door to balcony. BEDROOM: outlook over the balcony and door to: ENSUTIE SHOWER ROOM: corner shower, WC and wash hand basin.

## OUTSIDE

A private balcony accessed from the bedroom and open plan living room / kitchen / diner, benefitting from afternoon sun. 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).

## AGENT NOTE

This property has an adjoining door to Rippon Tor, which is a one bedroom apartment with countryside views, which can open up the two apartments to have as one large two bedroom apartment with 2 reception rooms.

## SERVICES

Mains electric charged separately by the landlord. 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: 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.

## 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 assured shorthold tenancy for 6 months plus, furnished and available from 6th March. RENT: £650.00 pcm exclusive of all charges. Children/pets might be considered. 1 dog only. Where the agreed let permits pets the rent will be £680.00 pcm. DEPOSIT: £750.00 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 TENANT FEES

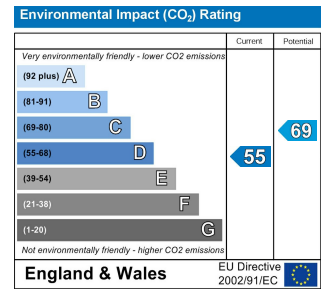
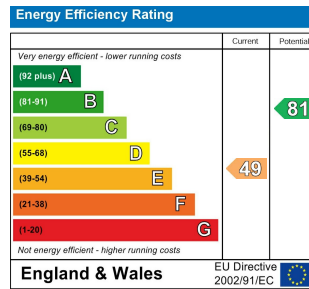
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.