



Teign View Narrowbridge, Chagford, Newton Abbot,
Devon TQ13 8DA

A deceptively spacious three storey property
situated on the edge of Chagford

Chagford 0.5 miles Exeter 21 miles A30 4.5 miles

• Three Bedrooms (one with en-suite bathroom) • Living Room with multi-fuel stove • Kitchen • Courtyard
& Garden areas • Garage and Parking • Pet Considered (terms apply) • Mains Gas Central
Heating/Private Drainage • Deposit £1442.00 • Council Tax Band D • Tenant Fees Apply

£1,250 Per Calendar Month

01822 619818 | rentals.westdevon@stags.co.uk

ACCOMMODATION INCLUDES

ENTRANCE PORCH

Two windows to front and side. Tiled floor. Gas boiler.

ENTRANCE HALL

Radiator

LIVING ROOM

12'1" x 12'9"

Fireplace with multi-fuel burner and slate hearth. Windows to front.

KITCHEN/DINING ROOM

23'7" x 11'0"

Fitted with a range of cream and wood wall and base units, with wood effect work tops. Stainless 1.5 bowl sink with drainer and mixer tap. Space and plumbing for washing machine. Space for Fridge Freezer. Alcove housing electric cooker (please note that a new electric cooker has been fitted, in replacement of the gas cooker in the photograph). Freestanding dishwasher, can be used by tenants but will not be repaired or replaced if fails. Wooden flooring with under floor heating. Understairs cupboard. Window to rear. Door to rear patio. Stairs rise to first floor.

FIRST FLOOR LANDING

Radiator. Cupboard with shelving and hot water tank. Stairs to second floor.

BEDROOM 3

11'0" x 10'5"

Window to front, Radiator.

BATHROOM

Fitted with a grey suite comprising bath with shower above. WC. Wash hand basin. Radiator. Vinyl flooring

BEDROOM 2

11'5" x 12'9"

Radiator. Window to rear. Built in shelving.

SECOND FLOOR

BEDROOM 1

24'2" x 11'10"

A large split level room. Radiator. Windows to front and side. Recessed display shelving and built in storage unit with blanket box. Wooden dressing table. Wooden flooring.

DRESSING ROOM/ LARGE WARDROBE

Wooden Flooring. Built in shelving unit and hanging rail. Radiator.

EN-SUITE BATHROOM

Partially tiled, fitted with a white suite comprising panelled bath, pedestal wash basin and WC. Velux window. Heated towel rail.

OUTSIDE

to the front of the property is a patio area. Offset from the property is a good size enclosed garden bordered by mature hedging and fencing. Within the shared forecourt is off road parking on a first come first come basis. Access to a large garage/workshop with electric up and over door, light and power connected and mezzanine storage area, a lawn-mower is provided for tenant use. To the rear of the property is a small courtyard area with access across from neighbouring properties.

SERVICES

Mains electricity, water and gas.

Private drainage - Payable direct to the landlord when the tank is emptied-shared with the 6 neighbouring properties. Last bill was £45 per household in APRIL 2025

Broadband Coverage: Superfast available upto 80mb (Ofcom)

Mobile Coverage: Indoor available on O2. Limited indoors other suppliers, Outdoor coverage likely from all major providers.

SITUATION

The property is situated on the edge of the sought after moorland town of Chagford. The ancient stannary town offers a wide variety of day to day specialist shops, primary school, Montessori pre-school, parish church, doctor and dentist surgeries, library, pubs and hotels. There are excellent sports facilities including a football pitch, cricket pitch with pavilion, bowling club, small gym in the clubhouse, tennis courts and seasonal open air swimming pool. The town is easily accessed via the A30 dual carriageway, which is four miles away at Whiddon Down with Cornwall in the west and the university and cathedral city of Exeter approximately twenty miles to the east. Exeter offers a



wide range of amenities befitting a centre of its importance including excellent shopping, dining, theatre and recreational pursuits. Exeter has two mainline railway stations on the London Waterloo and Paddington lines. Exeter International Airport lies about four miles east of the city. Due to its position within the Dartmoor National Park, there are many thousands of beautiful unspoilt moorland acres in which to enjoy a wide range of outdoor pursuits including walking, riding, cycling and fishing.

DIRECTIONS

What3words //hunter.merit.enrolling

From the A30 at Whiddon Down, proceed into the village past the Post Inn and turn left onto the A382 towards Chagford from the mini roundabout. proceed for approximately 3 miles and turn right at Sandy Park, beside the former Sandy Park Inn and carry on this road, past the outdoor Swimming Pool, and the entrance to the communal parking area for the properties will be found on the left hand side shortly after crossing the bridge over the river Teign. The garage also fronts this parking area and is situated in the corner.

LETTING

The property is available to let on a assured shorthold tenancy for a 6 month renewable tenancy, unfurnished and is available immediately. RENT: £1250 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the rent will be £1275. DEPOSIT: £1442.00 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.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.

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.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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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			
		73	86
England & Wales		EU Directive 2002/91/EC	

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