



## Cottage 4 Lower Tideford Farm, Cornworthy, Totnes, TQ9 7HH

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An extensively refurbished, contemporary 2 bedroom cottage, with a private courtyard and store. Further benefits include two allocated parking spaces. Sorry no pets. EPC Band D. Tenant Fees Apply. Unfurnished. Tenant fees apply.

Approximate: Totnes 5 miles | Dartmouth 4 miles | Dittisham 3 miles | Exeter 35 miles | Plymouth 32 miles

• Newly Refurbished Two Bedroom Cottage • Idyllic Rural Views • Newly Refurbished Throughout • Private Courtyard & Store • Allocated Parking for Two Cars & Visitor Parking • Sorry No Pets • 12 Months Plus • Council Tax Band: C • Deposit: £1,557.00 • Tenant Fees Apply

£1,300 Per Calendar Month

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)



## DESCRIPTION

An extensively refurbished, contemporary 2 bedroom cottage, with a private courtyard and store. Further benefits include two allocated parking spaces. Sorry no pets. EPC Band D. Tenant Fees Apply. Unfurnished. Tenant fees apply.

## SITUATION

Lower Tideford Farm is in the sought after South Hams, surrounded by rolling countryside. The Dart villages of Dittisham and Cornworthy are nearby, with Dittisham in particular being popular with those who participate in water sports, having a thriving sailing club as well as a historic church, village store, post office and two pubs. Just over 4 miles away is the naval estuary town of Dartmouth, which is renowned for its deep safe harbour and its marina. Dartmouth has a good selection of shops including boutiques, galleries, gourmet restaurants and al fresco cafes etc. The medieval market town of Totnes is also approximately 5 miles away, with its historic castle and narrow Norman streets. Totnes has a unique creative spirit as characterised by its range of individual shops and cafes. It also has primary and secondary schools, two supermarkets, a main line rail station and leisure centre/ swimming pool, as well as boating opportunities on the River Dart.

## ACCOMMODATION

The property is accessed via its private courtyard, with front door leading to:-

### OPEN PLAN SITTING ROOM

A spacious room with a vaulted ceiling and exposed trusses, engineered oak flooring, a range of built in shelving units, TV, BT points and an Eco ready wood burning stove. Underfloor heating. Windows to the side with an electric blind and Velux windows to both the front and rear, allow an abundance of natural light.

### KITCHEN

A bespoke fitted kitchen with engineered oak wooden flooring, Silestone worktops, a selection of wall and floor cupboards, a 4 point induction hob and a double electric oven, an integrated dishwasher, fridge and freezer. Solar powered remote controlled Velux roof light.

### STAIRS TO THE LOWER HALLWAY

The oak staircase descends from the first floor. With doors leading to:-

### BEDROOM 1

A double bedroom with engineered oak flooring and a double built in wardrobe. Underfloor heating. Window to rear and side.

### BATHROOM

A newly fitted suite with a shower over bath, W.C, wash hand basin and a towel rail.

### BEDROOM 2

A bedroom with engineered oak flooring, underfloor heating and a window to rear.

### PRIVATE COURTYARD & STORE

A spacious courtyard boarded by fencing and a raised flower bed. A store to the rear provides a Belfast sink with a mixer tap over, as well as space and plumbing for a washing machine and a tumble dryer. Electric heater. Outdoor tap. An adjoining covered area provides shade and space for a table and chairs.

### PARKING

A large purpose built gravelled area for parking is located opposite the property and provides two residents spaces, and visitor parking.

### SERVICES

Mains electric. Oil fired underfloor heating. Private water and drainage. Council Tax Band C.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

### LETTING

The property is available to let on an assured shorthold tenancy. RENT: £1,350.00 pcm exclusive of all charges. DEPOSIT: £1,557.00 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).

### 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.

### DIRECTIONS

What3Words: rocked.winners.severe



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus) A			
131-181) B			
109-130) C			
85-108) D			
69-84) E			
55-68) F			
39-54) G			
1-38) G			
The less energy efficient - higher running costs			
Energy Efficiency Rating		59	74
England & Wales		EU Directive 2002/91/EC	