



## Orchard Cottage , Berry Pomeroy, Totnes, Devon TQ9 6LH

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Orchard Cottage is a 3 bedroom semi-detached cottage, with a private garden and an allocated parking space, located in Berry Pomeroy. The accommodation is split over three floors and benefits from a kitchen, sitting room, 3 bedrooms, bathroom, and an en-suite shower room with an external store. Pets by negotiation. EPC Band: C. The property forms part of the Berry Pomeroy Estate.

Berry Pomeroy 0.7 Miles | Totnes 1 Mile | Torbay 8 Miles | A38 19 Miles

• 3 Bedroom Cottage • Two Bathrooms • Wood Burning Stove • Private Rear Garden With An External Store • Allocated Parking Space • Pets By Negotiation (Terms Apply) • Deposit: £1,250.00 • Council Tax Band: C • 12 Months Plus • Tenant Fees Apply

£1,250 Per Calendar Month

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## DESCRIPTION

Orchard Cottage is a 3 bedroom semi-detached cottage, with a private garden and an allocated parking space, located in Berry Pomeroy. The accommodation is split over three floors and benefits from a kitchen, sitting room, 3 bedrooms, bathroom, and an en-suite shower room with an external store. Pets by negotiation. EPC Band: C. The property forms part of the Berry Pomeroy Estate.

## SITUATION

The attractive village of Berry Pomeroy has a primary school, village hall and a church and is in an Area of Outstanding Natural Beauty, not far from the banks of the River Dart, with Dartmoor and the English South West coast and beaches close by.

Berry Pomeroy is 2 miles from the interesting market town of Totnes, known for its 'alternative' and 'transition town' lifestyle, literary and music festival, riverside life and main line railway station taking you to London Paddington in around three hours.

Newton Abbot, with its main line railway station, is approximately 7 miles away and the coastal town of Paignton 4 miles. The A38 situated 5 miles from Totnes, connects the town with Exeter and Plymouth.

## ACCOMMODATION

A shared gated entrance leads to the front of the property via a porch, with front door opening to:-

### SITTING ROOM

Carpeted flooring with a feature fireplace, containing a wood burning stove and a built in cupboard to the side. Two radiators. Understairs cupboard. Window to front.

### OPEN PLAN KITCHEN/ DINER

A fitted kitchen with an electric oven and 4 point hob. Selection of wall and floor cupboards with space for a refrigerator. Radiator. Ample space for a small dining room table. A window and door provides views and access into the rear garden.

### UTILITY ROOM

Clay tiled floor with a floor cupboard and space for a washing machine and a tumble dryer either side. Boiler. A worktop sits above with a sink and a mixer tap unit. Window to rear.

### STAIRS AND FIRST FLOOR LANDING

The staircase is carpeted, rising to the first floor. Carpeted landing with doors leading to:-

### BEDROOM 2

A carpeted double bedroom with an understairs storage cupboard. Radiator. Window to front.

### BATHROOM

A fitted suite with bath, separate shower, W.C, wash hand basin, towel rail and a Velux window to rear.

### BEDROOM 3

A carpeted bedroom with a radiator and a window to front.

## STAIRS TO SECOND FLOOR

The staircase is carpeted, rising to the second floor. With a door leading to:-

### BEDROOM 1

Carpeted double bedroom with a vaulted ceiling, exposed trusses and a windows to the front. Radiator. A door leads to:-

### EN-SUITE SHOWER ROOM

Partially tiled suite with a shower, W.C, wash hand basin and a towel rail.

### REAR GARDEN

A courtyard which is laid to patio slabs lead to the garden via steps , which is laid mostly to lawn, with a gravelled path leading to an external store.. The rest of the garden is bordered with walls, fencing and some flower beds. A side gate provides access to the front of the property.

### ALLOCATED PARKING SPACE

Space for one car only located in the residents car park situated next to Pitt Crescent, Berry Pomeroy.

### SERVICES

Mains gas, electric, 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 for 12 months plus, unfurnished. RENT: £1,250.00 pcm exclusive of all charges. Pets might be considered. DEPOSIT: £1,250.00 Returnable at end of tenancy subject to any deductions (The landlord registers the deposit with a secure deposit scheme called Mydeposits.com, which is administered in accordance with the Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

### HOLDING DEPOSIT

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.



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80	69	83
D	55-68		
E	39-54		
F	27-38		
G	1-26		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	