



The Flat Lotus Cottages, Paignton Road, Stoke Gabriel,  
Devon TQ9 6SL

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A spacious three bedroom apartment in a pretty courtyard setting in Stoke Gabriel. Pets by negation. EPC Band: E. Tenant Fees Apply.

Totnes 4 Miles | Torquay 7 Miles | Exeter 26 Miles

• 2 double bedrooms • 1 single bedroom • Open plan living room kitchen diner • Private balcony • Communal courtyard • Off road parking • Council Tax Band: B • Deposit: £1,384.00 • Pet By Negotiation • Tenant fees apply

£1,200 Per Calendar Month

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



## DESCRIPTION

A substantial three bedroom apartment that has undergone recent redecoration and new carpets in the sought after village of Stoke Gabriel. The apartment comprises of two double bedrooms together with a third single bedroom. Spacious open plan living accommodation nestled in a delightful and private courtyard setting. A private balcony and the use of communal gardens are the ideal retreat spaces.

## ACCOMMODATION

Steps from the courtyard lead up to the wooden BALCONY: with space for plant pots and small outside table and chairs. Front door into the HALLWAY: with door leading into the open plan living space with two windows overlooking the communal gardens. LIVING ROOM SPACE: comprises a modern fitted kitchen with space for fridge freezer and dishwasher, one and half sink with drainer, built in breakfast bar space for large dining table and living room furniture and gas living flame fireplace.

BEDROOM ONE: is a spacious double bedroom with built in vanity unit and window overlooking the garden. BEDROOM 2: also double bedroom with window overlooking garden.

BEDROOM 3: with built in vanity unit with window.

BATHROOM: comprises bath with shower over, WC , pedestal wash hand basin. Large airing cupboard with wooden slatted racking, plumbing for washing machine and housing the condensing gas fired combi boiler.

## OUTSIDE

Open courtyard shared with the other cottages and a private balcony space to the front of the apartment ideal for al fresco dining. Communal gardens, communal store and communal washing line. One parking space allocated for this property with further parking spaces within the complex.

## SERVICES

Mains gas, electric, water and drainage. Council tax band through South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## SITUATION

Stoke Gabriel is an attractive and highly desirable village set in the cleft of one of the River Dart's banks; a perfect place to retire or raise a family, with children's sporting activities and pre and primary school.

This friendly village with its winding, narrow roads has a church, two restaurant pubs and two shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car.

Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington.

The busy medieval town of Totnes is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

## DIRECTIONS

From Totnes take the A385 Paignton/Torbay road. After approximately 1 mile take the right turning by the garage, signposted Stoke Gabriel. Follow this road down through the village of Aish and then take the right turn at Lembury Cross into Aish Road. At the end of Aish Road and opposite Long Rydon, turn right, signposted village centre. Continue on this road past Old Orchard and then fork left continuing on Paignton Road. Lotus Cottages will be found a short way along on your right. Park in the parking area and walk down the steps to the left of The Roundhouse to get to the cottages. The flat is on the right hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished. RENT: £1,200.00 pcm exclusive of all charges. Children/pets might be considered. Where the agreed let permits pets the rent will be £1250.00 pcm. DEPOSIT: £1,384.00 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.



Approximate Gross Internal Area = 125.6 sq m / 1352 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID592763)



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Energy Efficiency Rating		Current	Potential
3 (very energy efficient - lower running costs)			
392 plus) A			
321-391) B			
212-320) C			
155-211) D			
139-154) E			
121-138) F			
81-120) G			
Not energy efficient - higher running costs			
England & Wales		61	62
EU Directive 2002/91/EC			