



## 2 Fore Street, Ipplepen, Newton Abbot, Devon TQ12 5RR

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2 Fore Street is a beautifully renovated, mid-terrace cottage, that is situated in the highly sought-after village of Ipplepen. The property has been renovated to an impeccable level and creates the perfect blend of contemporary and character. EPC Band: D. Sorry no Pets. Tenant Fees Apply.

Totnes 5 miles | Newton Abbot 5 miles

• Spacious Two Double Bedroom Cottage • Beautifully Presented Throughout • Large Open Plan Sitting & Dining Room • Sought After Village Location • Unfurnished • 12 Months Plus • Pet By negotiation (Terms Apply) • Deposit: £1,096.00 • Council Tax Band: C • Tenant Fees Apply

### £950 Per Calendar Month

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



## SITUATION

The property is set within the sought-after village of Ipplepen with shops, a Health Centre, Church, Primary School, Garage and Post Office all easily accessible. The village is situated within easy driving distance of Totnes and Newton Abbot, which offer a wide range of facilities and have mainline stations to London Paddington and the intercity line. Dartmoor National Park is approximately 6 miles distance, as is the A38 dual carriageway which provides links to Plymouth, Exeter and connects with the M5 motorway network.

## DESCRIPTION

2 Fore Street is a beautifully renovated, mid-terrace cottage, that is situated in the highly sought-after village of Ipplepen. The property has been renovated to an impeccable level and creates the perfect blend of contemporary and character. EPC Band: D. Pet by negotiation. Tenant Fees Apply.

## ACCOMMODATION

The property is accessed via the pavement, with front door leading to:-

## OPEN PLAN SITTING AND DINING ROOM

The sitting room has carpeted flooring, radiator and a feature fireplace, containing feature wood burning stove. The sitting room leads onto the dining room which has natural stone flooring, a radiator and built in cupboards. Windows to front. The dining room leads to:-

## KITCHEN

Fitted kitchen with a Rangemaster oven and 6 point gas hob. Selection of wall and floor cupboards with an integrated dishwasher, washing machine and refrigerator. Space for a tumble dryer and understairs cupboard. Radiator. Window and door proving access to rear.

## STAIRS AND LANDING

The staircase is wooden, rising to the first floor. Landing with carpeted flooring and doors leading to:-

## BEDROOM 1

Double bedroom with carpeted flooring and a window to rear. Radiator.

## BATHROOM

Bathroom suite with a stand alone bath, shower, WC and and duel wash hand basins. Radiator. Window to front.

## BEDROOM 2

Double bedroom with carpeted flooring and a window to rear. Radiator.

## AGENT NOTE

The wood burning stove is a feature only and not operational.

## SERVICES

Mains electric & water. Council Tax Band: C.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

## LETTING

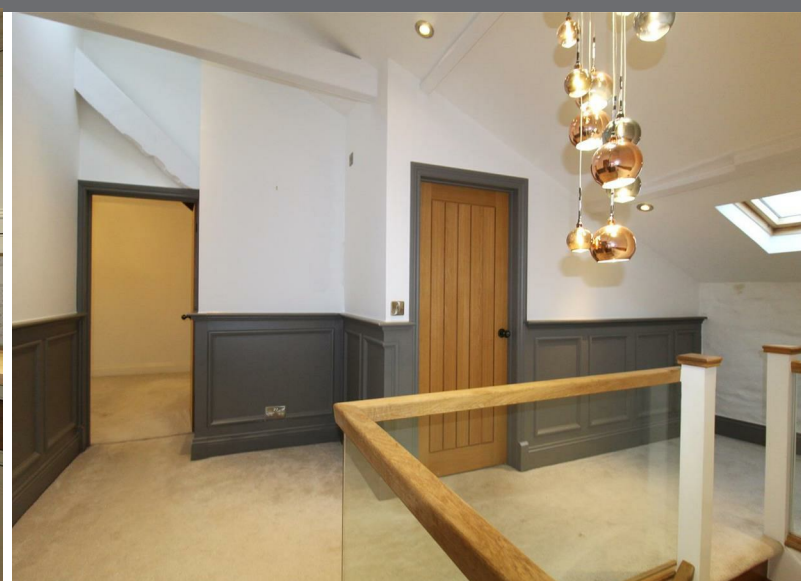
The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished RENT: £950.00 pcm. Pets considered. Where the agreed let permits pets the RENT will be £990.00 pcm. DEPOSIT: £1,096.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let 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.

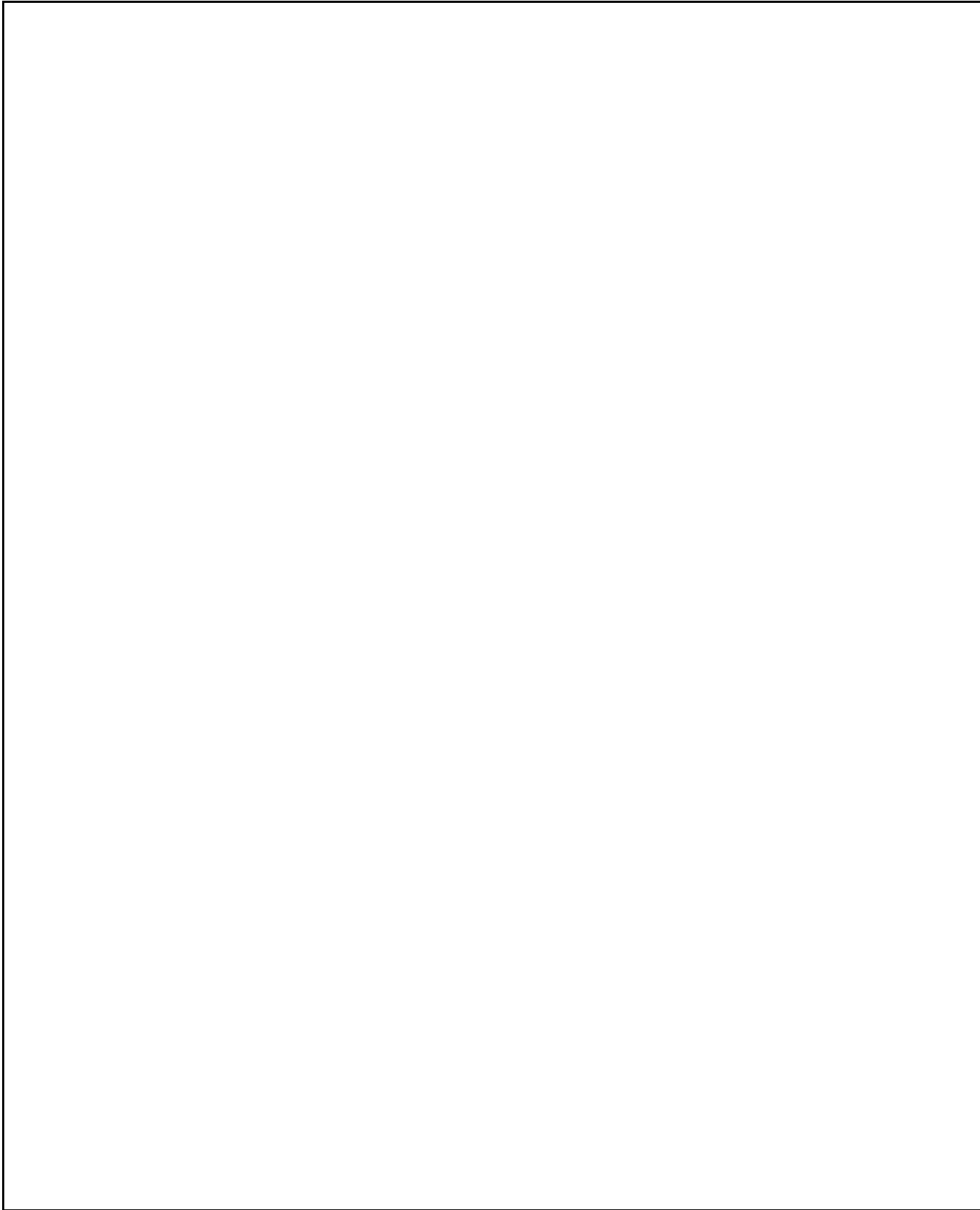
## HOLDING DEPOSIT & TENANT FEES

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.





The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
01803 866130  
rentals.totnes@stags.co.uk



@StagsProperty

