



Old Road, Harbertonford, Totnes, Devon TQ9 7TA

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A characterful, one bedroom mid-terrace cottage, situated in the highly sought-after village of Harbertonford. EPC Band: E. Sorry no pets. Tenant Fees Apply.

Totnes 4 miles | A38 7 miles | Kingsbridge 9.8 miles

- Characterful One Bedroom Cottage
- Sought After Village Location
- Open Plan Kitchen
- Sorry No Pets
- Council Tax Band: A
- 12 Months Plus
- Deposit: £750.00
- Tenant Fees Apply

£650 Per Calendar Month

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



## SITUATION

Harbertonford is an elegant and unspoilt village, situated on the banks of the river Harbourne which follows through Harbertonford, into Bow Creek and onward towards Dartmouth.

The village offers a primary school, a church, a village hall and a store/Post Office. The town of Totnes on the River Dart is approximately 3 miles away, being a popular medieval market town, with narrow streets and a Norman castle. The town has a creative spirit, as characterised by its unique range of shops and cafes.

Totnes has both primary and secondary schools, 2 supermarkets and is approximately 7 miles away from the junction to the A38/Devon Expressway, allowing for speedy access to Plymouth and the Cathedral city of Exeter with its international airport. Totnes also has a mainline railway link to London Paddington.

## DESCRIPTION

A characterful, one bedroom mid-terrace cottage, situated in the highly sought-after village of Harbertonford. EPC Band: E. Sorry no Pets. Tenant Fees Apply.

## ACCOMMODATION

The property is accessed via Old Road. With front door opening to:-

### SITTING ROOM

Engineered oak flooring, with a feature fireplace containing a gas fire. Radiator. Window to the front.

### OPEN PLAN KITCHEN

A fitted kitchen with a selection of floor cupboards, a sink with mixer tap and an electric oven with a 4 point hob. Space for a washing machine and a small fridge. Two windows to the side.

### STAIRS AND LANDING

The staircase is carpeted, rising to the first floor. Landing with carpeted flooring and an airing cupboard and another storage cupboard. Doors leading to:-

### BEDROOM 1

Double bedroom with carpeted flooring, a radiator and a window to front.

## BATHROOM

A fitted suite with a shower over bath, W.C, wash hand basin and a window to side.

## SERVICES

Mains electricity, gas, water and drainage. Council Tax Band: A.

## LOCAL AUTHORITY

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

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £650.00 pcm exclusive of all charges. Where the agreed let permits pets the RENT will be £680.00. DEPOSIT: £750.00, 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.



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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			89
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)	52	
E	(39-54)		
F	(27-38)		
G	(1-26)		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC