



Whitehaven , Broadhempston, Totnes, Devon TQ9 6BB

---

A contemporary, newly refurbished, 6 double bedroom property, with a spacious office, a substantial south facing rear garden and off street parking for up to 4 cars. Unfurnished. Pets by negotiation. EPC Band: A. Tenant fees apply.

Totnes 3.5 miles | A38 5.5 miles | Plymouth 24 miles | Exeter 25 miles

• 6 Double Bedrooms With A Further Office/Snug • Newly Refurbished Throughout • Underfloor Heating Throughout • Substantial South Facing Rear Garden • EPC Rating Band: A • Council Tax Band: F • 12 Months Plus • Deposit: £3,230.00 • Pets By Negotiation (Terms Apply) • Tenant Fees Apply

£2,800 Per Calendar Month

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



## DESCRIPTION

A contemporary, newly refurbished, 6 double bedroom property, with a spacious office, a substantial south facing rear garden and off street parking for up to 4 cars. Unfurnished. Pets by negotiation. EPC Band: A. Tenant fees apply.

## SITUATION

The property is located on the edge of this ever popular village, within a short distance of local schooling and facilities. Broadhempston has a Community Shop with a post office and stores at the heart of the village, a primary school, playing fields, together with the Coppa Dolla and the Monks Retreat public houses. Broadhempston is a pleasant country village situated approximately 5 miles from Totnes and 5 miles from Newton Abbot and is conveniently located to the A38 Devon Expressway, providing speedy access to the cities of Plymouth and Exeter. The bustling and thriving Elizabethan market town of Totnes retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including an indoor swimming pool and boating opportunities on the River Dart. There are mainline railway stations both at Newton Abbot and Totnes with a link to London Paddington.

## ACCOMMODATION

A brick weave drive, providing ample off road parking for up to 4 cars, leads to Whitehaven which is a contemporary property that has been extensively refurbished internally and externally to an excellent standard. Light-filled, spacious and elegant, the front door opens to a double height entrance hallway, with access to a spacious office and utility room. To the first floor, a newly fitted kitchen diner benefiting from an integrated dishwasher and a newly fitted Belling Range style oven, opens to a generous dining room with a sky lantern window above and bi-fold doors which open onto the newly laid, rear patio. The first floor boasts a further 5 double bedrooms, a separate W.C and further newly fitted shower room. The master bedroom with an en-suite shower room, has French doors which open to a newly laid raised decked area and a small side garden housing the air source heat pump. Oak stairs ascend from the first floor to the second, with a landing which could house another working from home space and a sixth bedroom with an en-suite bathroom.

## OUTSIDE

Steps provide access to the side of the property, with a newly laid natural stone path leading to the rear patio, which offers a sheltered seating area and easy access into the kitchen diner. Patio garden steps lead up to the south facing garden, which is around 1 acre and mainly laid to lawn, providing lovely rural views of the countryside beyond. Two further large outbuildings provide potential storage.

## AGENT NOTE

The two stores are open fronted and therefore not able to be completely closed / locked

## SERVICES

Mains water, drainage and electricity. Air source heat pump with underfloor heating throughout.

## LOCAL AUTHORITY

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

## DIRECTIONS

Entering the village from Staverton, passing the Vicarage Cross. Proceed straight on following the sign for Broadhempston and on entering the village, continue straight on (ignoring any side turnings) until you come to a T junction. At the junction turn right (signposted to Ipplepen and Torbryan) and the property will be seen on the right hand side,

What3Words: pats.bedroom.info

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £2,800.00 pcm exclusive of all charges. Pets considered. DEPOSIT: £3,230.00, 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.southdevon@stags.co.uk



@StagsProperty



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | 93      | 94        |
| (81-81)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (27-38)                                     | F |         |           |
| (1-26)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |