



Cottage 3 Lower Tideford Farm, Cornworthy, Totnes, TQ9 7HH

Newly renovated to a high standard, a contemporary 2 bedroom cottage, with a store, private garden offering idyllic rural views and two allocated parking spaces. Sorry no pets. EPC Band D. Tenant Fees Apply. Unfurnished. Tenant fees apply.

Approximate: Totnes 5 miles | Dartmouth 4 miles | Dittisham 3 miles | Exeter 35 miles | Plymouth 32 miles

• Newly Refurbished Two Bedroom Cottage • Idyllic Rural Views • Wood Burning Stove • Private Separate Garden • Allocated Parking for Two Cars & Visitor Parking • Sorry No Pets • 12 Months Plus • Council Tax Band: C • Deposit: £1,557.00 • Tenant Fees Apply

£1,350 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk



SITUATION

Lower Tideford Farm is in the sought after South Hams, surrounded by rolling countryside. The Dart villages of Dittisham and Cornworthy are nearby, with Dittisham in particular being popular with those who participate in water sports, having a thriving sailing club as well as a historic church, village store, post office and two pubs. Just over 4 miles away is the naval estuary town of Dartmouth, which is renowned for its deep safe harbour and its marina. Dartmouth has a good selection of shops including boutiques, galleries, gourmet restaurants and al fresco cafes etc. The medieval market town of Totnes is also approximately 5 miles away, with its historic castle and narrow Norman streets. Totnes has a unique creative spirit as characterised by its range of individual shops and cafes. It also has primary and secondary schools, two supermarkets, a main line rail station and leisure centre/ swimming pool, as well as boating opportunities on the River Dart.

ACCOMMODATION

The property is accessed via a newly laid cobble path to the west of the building. With front door leading to:-

OPEN PLAN SITTING ROOM

A spacious room with a vaulted ceiling and exposed trusses, wooden flooring, TV, BT points and an Eco ready wood burning stove. Two radiators. Windows to the front and a glazed door to the rear, allow an abundance of natural light.

KITCHEN

A bespoke fitted kitchen with natural slate worktops, wooden flooring, a selection of wall and floor cupboards, a stainless steel Smeg Range cooker with side by side ovens and a 5 point induction hob, an integrated dishwasher, fridge and freezer.

STAIRS TO THE LOWER HALLWAY

The staircase is carpeted, descending to the lower hallway.

Lower hallway with Limed Oak engineered flooring, a radiator and understairs storage with space and plumbing for a condenser washer / dryer . Doors lead to:-

MASTER BEDROOM

A double bedroom with Limed Oak engineered flooring and a radiator. Window to front and a glazed emergency exit door to the rear.

BATHROOM

A newly fitted, natural slate tiled suite, with a shower over bath, wall hung W.C and wash hand basin, a built-in mirrored cabinet, a heated towel rail and electric underfloor heating.

BEDROOM 2

A bedroom with Limed Oak engineered flooring, a radiator and a window to front.

SEPARATE PRIVATE GARDEN

A grass path opposite the property entrance leads to a picket gate, which opens onto the south facing garden. Situated to the side of the garden is a newly laid limestone patio bordered by grass and offering spectacular rural views. The North side of the garden is sheltered by wooden fencing.

OUTSIDE

A small external store is allocated for sole use by the cottage.

PARKING

A large purpose built gravelled area for parking is located opposite the property and provides two allocated residents spaces, and visitor parking.

SERVICES

Mains electric. Oil fired heating. Private 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. RENT: £1,350.00 pcm exclusive of all charges. DEPOSIT: £1,557.00 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.

DIRECTIONS

What3Words: rocked.winners.severe



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		58	78
England & Wales		EU Directive 2002/91/EC	