



Glen Cottage Strete, Dartmouth, Devon TQ6 0RW

---

A beautifully presented, furnished two bedroom cottage with sea views, a garden and designated parking space

Dartmouth 5 miles | Kingsbridge 9 miles | Totnes 13 miles

• Lounge and Snug • Kitchen / Dining Room • Two Double Bedrooms with Sea Views • Bathroom and Shower Room • Garden and Allocated Parking Space • Available October • One Small Pet Considered • Deposit £1384.00 • Council Tax Band - TBC • Tenant Fees Apply

£1,200 Per Calendar Month

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



## ACCOMMODATION INCLUDES

Part glazed door into a covered porch and space to hang coats.

## SNUG

Traditional stone flooring, window, radiator, wooden steps into Lounge and steps into kitchen/dining room.

## LOUNGE

Stripped wooden flooring, deep sill window, large floor to ceiling fireplace with wood burning stove and radiator.

## BATHROOM

Slate flooring, white suite comprising: bath with mixer tap and shower attachment, hand basin, toilet, window with deep sill, cupboard housing washing machine and table top freezer.

## KITCHEN/DINING ROOM

Stone tile flooring, wood burning place, large electric oven and hob, under counter refrigerator, dishwasher, farmhouse style cupboards and work surface, single glazed door to rear patio and garden, stone stairs leading to landing.

## LANDING AREA

Stripped wooden flooring, windows to rear garden.

## BATHROOM

White suite comprising: bath with mixer tap and hand held shower, hand basin, toilet, separate walk-in shower cubicle with glass door, heated towel rail and radiator, cupboard housing hot water tank, window to rear garden.

## DOUBLE BEDROOM

Large double, stripped wooden flooring, radiator, window with seat to front elevation with sea views.

## DOUBLE BEDROOM

Large double, stripped wooden flooring, radiator, window with seat to front elevation with sea views.

## OUTSIDE

To the front there is a traditional Devon stone wall with mature plants. The rear garden can be accessed through the kitchen/dining room, paved patio area surrounded by mature shrubs and plants, log storage, stone steps leading to another seating area with sea views and shed.

## SERVICES

Mains Electric, Water and Drainage, EPC Band: E. Council Tax Band: TBC.

## SITUATION

The coastal village of Strete lies within the South Devon Area of Outstanding Natural Beauty. This picturesque parish is the gateway to a wonderfully scenic stretch of coastal footpath which takes you to Stoke Fleming, via the stunning award winning beach at Blackpool Sands or in the other direction the beautiful three mile stretch of Slapton Sands and Slapton Ley. Strete itself benefits from a post office/general store, a public house and a parish church. Dartmouth is the closest town offering a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon expressway is approximately 16 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

## LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, furnished. RENT: £1,200.00 pcm exclusive of all charges. 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 & 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.



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.



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			
92 plus) 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			
England & Wales		52	66
EU Directive 2002/91/EC			