



Higher Cotterbury Cottage , Blackawton, Totnes, Devon
TQ9 7DA

WINTER LET: A beautiful fully furnished two bedroom
cottage with lovely gardens together with parking.

Dartmouth - 6 miles Kingsbridge - 12.5 miles Totnes - 11 miles

- Open Plan Living Area • Two Bedrooms • Family Bathroom • Utility Room • Garden and Parking • Available 26 October - 25 March WINTER LET • Pets Considered (Terms Apply) • Deposit £1148 • Council Tax Band - A • Tenant Fees Apply

£995 Per Calendar Month

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



ACCOMMODATION INCLUDES

Solid wooden door into open plan lounge/kitchen/dining area

OPEN PLAN LIVING AREA:

SITTING ROOM: Natural stone flooring, underfloor heating, wood burning stove, double glazed window, smoke alarm, CO alarm, stairs leading to 1st floor.

KITCHEN /DINING AREA: Natural stone flooring, a range of wall, base and drawer units, granite and wood worksurfaces with inset, stainless steel sink set in the granite worktop , freestanding electric cooker, extractor hood, refrigerator, dishwasher, microwave, double glazed window.

STAIRS AND LANDING

Wooden stairs, and flooring, smoke alarm,

BATHROOM

White suite comprising, bath with shower over and glazed screen, low level toilet, hand basin set into vanity unit, heated chrome ladder style radiator, sky light, extractor fan.

BEDROOM 2

Fitted carpet, two single beds, radiator, double glazed window to front elevation.

BEDROOM 1

Large double room, fitted carpet, double bed, radiator, double glazed window to front elevation, part glazed solid wooden door to rear patio.

UTILITY ROOM

Situated at the rear of the property, washing machine, sink unit and cupboards, heat pump unit and thermal store and solar panel generation meter.

OUTSIDE

A path leads from the car park through the garden to the cottage. Wide lawns are fringed with trees, shrubs and flower beds, divided from the neighbouring farmhouse by appropriate planting. A terrace area beside the front door is shielded by a trellis and furnished with table and chairs. There are ponds in the garden with deep water, so children will need to be supervised around these areas. There is also a pond in the car parking area and unfortunately the pond lining will not cope with dog ingress so please keep your dog on a lead in this area.

SERVICES

Mains Electric, Solar Panels, Heat Pump with Thermal Storage, Mains Water and Private Drainage. EPC Band C.

Fibre Optic WiFi with download speeds up to 55 mbps Council Tax Band A

SITUATION

The idyllic village of Blackawton is nestled amongst the stunning rolling hills and countryside of the South Hams. The village has a strong sense of community with a highly regarded primary school, parish church and 2 popular public houses, one with an excellent restaurant and successful community shop. Dartmouth is the closest town, a popular boating centre which boasts a world famous regatta and Naval College, with a unique range of shops, galleries and restaurants

DIRECTIONS

From the Dartmouth office, proceed out of the town towards Totnes, passing the BP garage and Sainsburys store. Approx 1 mile after Garden Time, take the left hand turning towards Blackawton and then take the second turning on the right along this road A short way down this lane you will come to a grass triangle, turn left and opposite is a sign to Higher Cotterbury Cottage, follow this path and there is parking at the end of this path next to a car port.

LETTING

The property is available on a 'WINTER LET ONLY', furnished and is available 26 October 2024 until the 25 March 2025. RENT: £995.00 pcm exclusive of all utility charges. DEPOSIT: £1148.00. Deposit 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. Stags Dartmouth 01803 833681. Please note viewings on available at restricted times on some Saturdays due to this being a holiday let.

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.



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		
192 (91%) A		
155 (78%) B		
122 (61%) C		
93 (47%) D		
62 (31%) E		
29 (15%) F		
15 (8%) G		
Not energy efficient - higher running costs		
73	78	

England & Wales EU Directive 2002/91/EC