



Waterfall Cottage , Bowden, TQ6 0LH

A beautifully positioned two bedroom mid-terrace house, with a private garden, an allocated parking space and access to communal gardens and a tennis court. Pet by negotiation. EPC: TBC. Tenant fees apply.

Dartmouth: 3.9 miles | Totnes: 11.9 miles | Kingsbridge: 12.8 miles

• Two Bedroom Cottage • Furnished • Communal Gardens & Tennis Court • Gardener Included In The Rent • One Allocated Parking Space • Deposit: £1,153.00 • 12 Months Plus • Council Tax: C • Pets by Negotiation • Tenant Fees Apply

£1,000 Per Calendar Month

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



ACCOMMODATION

A gravel driveway sweeps around to the allocated parking space. From the car park a pathway opens to a communal courtyard, with a large central raised flower bed and the front entrance, with a front door leading to:-

ENTRANCE PORCH

The entrance to the front of the property is via a partially glazed porch, with tiled flooring and a window to the side. A door leads to:-

SITTING ROOM

Tiled flooring with a feature fireplace, containing a wood burning stove. Radiator. Understairs cupboard. Windows to the front and rear with patio doors providing access to the rear garden and scenic countryside views.

A door leads to:-

KITCHEN

Fitted kitchen with a selection of wall and floor cupboards, an electric oven and a 4 point electric hob, dishwasher, washer dryer and refrigerator. Radiator. Window to the front overlooking the communal courtyard.

STAIRS AND FIRST FLOOR LANDING

The staircase is carpet, rising to the landing. Landing with carpeted flooring with a radiator and window to the front. Doors leading to:-

BEDROOM 1

A double bedroom with carpeted flooring, a radiator and windows to the rear providing scenic rural views. A door leads to:-

EN-SUITE SHOWER ROOM

A fitted suite with a shower, W.C, wash hand basin, a towel rail and a Velux window.

BEDROOM 2

A double bedroom with carpeted flooring and a double built-in wardrobe. Radiator. Window to rear.

BATHROOM

A fitted suite with shower over bath, W.C, wash hand basin and a towel rail.

REAR GARDEN

A well maintained garden, mainly laid to lawn with a patio in its center providing beautiful views over the duckpond and tennis court.

OUTSIDE

A gravel pathway to the north of the property leads past a duckpond and through woodland, with accessible seating areas, finishing at the communal tennis court.

SERVICES

Mains electric. Private water and drainage. Council Tax Band: C.

AGENT NOTE

The tenant will be required to pay a contribution towards water and sewerage of £30.00 per calendar month.

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: £1,100.00 pcm exclusive of all charges. DEPOSIT: £1,153.00 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

Take the A3122 out of Dartmouth, passing Norton Park. Take the turning on the left to Bugford, at the cross roads turn left to Bowden and Ash. Follow the road to the next cross road, carry straight on following the road until you get to Higher Bowden, where Higher Bowden Estate can be found on the right hand side.

What3Words: cookers.heartless.tugging



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
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (A+)	A		
81 (A)	B		
69 (B)	C		
55 (D)	D		
39 (E)	E		
21 (F)	F		
9 (G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	