



Shelley Cottage Church Hill, Marldon, Paignton, TQ3 1SF

A unique and beautifully presented two bedroom detached house in an elevated position, with a gated private garden and a separate double garage, located in the heart of Marlon. Furnished. Pets by negotiation (Terms Apply). EPC Band: D. Tenant fees apply.

Torquay 4 miles | Totnes 5 miles | Exeter 22 miles

- A Two Double Bedroom Cottage in Superb Location
- Idyllic Rural Views
- Separate Landscaped Garden
- Double Garage
- 6 Months Plus
- Pets By Negotiation (Terms Apply)
- Furnished
- Council Tax Band: D
- Deposit: £1,326.00
- Tenant Fees Apply

£1,150 Per Calendar Month

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



DESCRIPTION

A unique and beautifully presented two bedroom detached house in an elevated position, with a gated private garden and a separate double garage, located in the heart of Marlon. Furnished. Pets by negotiation (Terms Apply). EPC Band: D. Tenant fees apply.

SITUATION

The property is situated close to the old centre of the idyllic South Hams village of Marldon, bordering some of South Devon's most picturesque rolling countryside. Marldon is full of history and character and is well served by two good pubs, village shops and a post office, a well-regarded primary school, a church and a very active community hall, hosting various clubs. Plenty of countryside walks around the area are right on the doorstep, whilst the sandy beaches of Torbay and the magnificent Dartmoor National Park are only a short distance away. The larger towns of Paignton, Torquay, Newton Abbot and Totnes are close by with mainline railway stations and wider amenities, whilst access to the A380 is easy linking to Exeter and the M5.

ACCOMMODATION

The front entrance to Shelley Cottage is accessed via a wooden gate which leads to a small, landscaped courtyard and a front stable door opening to:-

UTILITY ROOM

With laminate flooring, refrigerator, combi-boiler and window to side. Door leading to:-

OPEN PLAN KITCHEN / DINER

A fitted kitchen with an integrated electric oven, microwave and 5 gas point hob. Selection of wall and floor cupboards with a dual sink and mixer tap, dishwasher and washing machine. Radiator. Windows to the front and side overlooking the courtyard. Ample space for a dining room table. Stairs leading to:

SITTING ROOM

A light and spacious room, with natural stone flooring, beamed ceilings and a feature fireplace containing a gas fire. Two radiators. A window to the rear provides lovely rural views, while windows and a stable door to the front allows access to the courtyard.

STAIRS AND FIRST FLOOR LANDING

The staircase is carpeted with a runner, rising to the landing with built in cupboards. Window providing views over the church and beyond. Doors leading to:-

BEDROOM 2

A double bedroom with wooden flooring, beamed ceilings and a radiator. A window to the front and rear provides views over the courtyard and countryside beyond.

SHOWER ROOM

A fitted suite with a walk-in shower, WC, wash hand basin, towel rail and window to front.

BEDROOM 1

A double bedroom with wooden flooring, a vaulted ceiling and a double built-in wardrobe. Radiator. A standalone, roll top

bath is thoughtfully positioned in the corner of the room. Windows to the rear and side allow an abundance of natural light and provide idyllic rural views.

SEPARATE GARDEN

The garden is laid mostly to lawn with a gravelled area, providing a seating area to enjoy the panoramic, scenic views. The rest of the garden is bordered with walls, fencing and some raised flower beds.

DOUBLE GARAGE

With light, power and an electric roller garage door.

SERVICES

Mains gas, electric, water and drainage. Council Tax Band D.

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 a assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,150.00 pcm exclusive of all charges. DEPOSIT: £1,326.00 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.

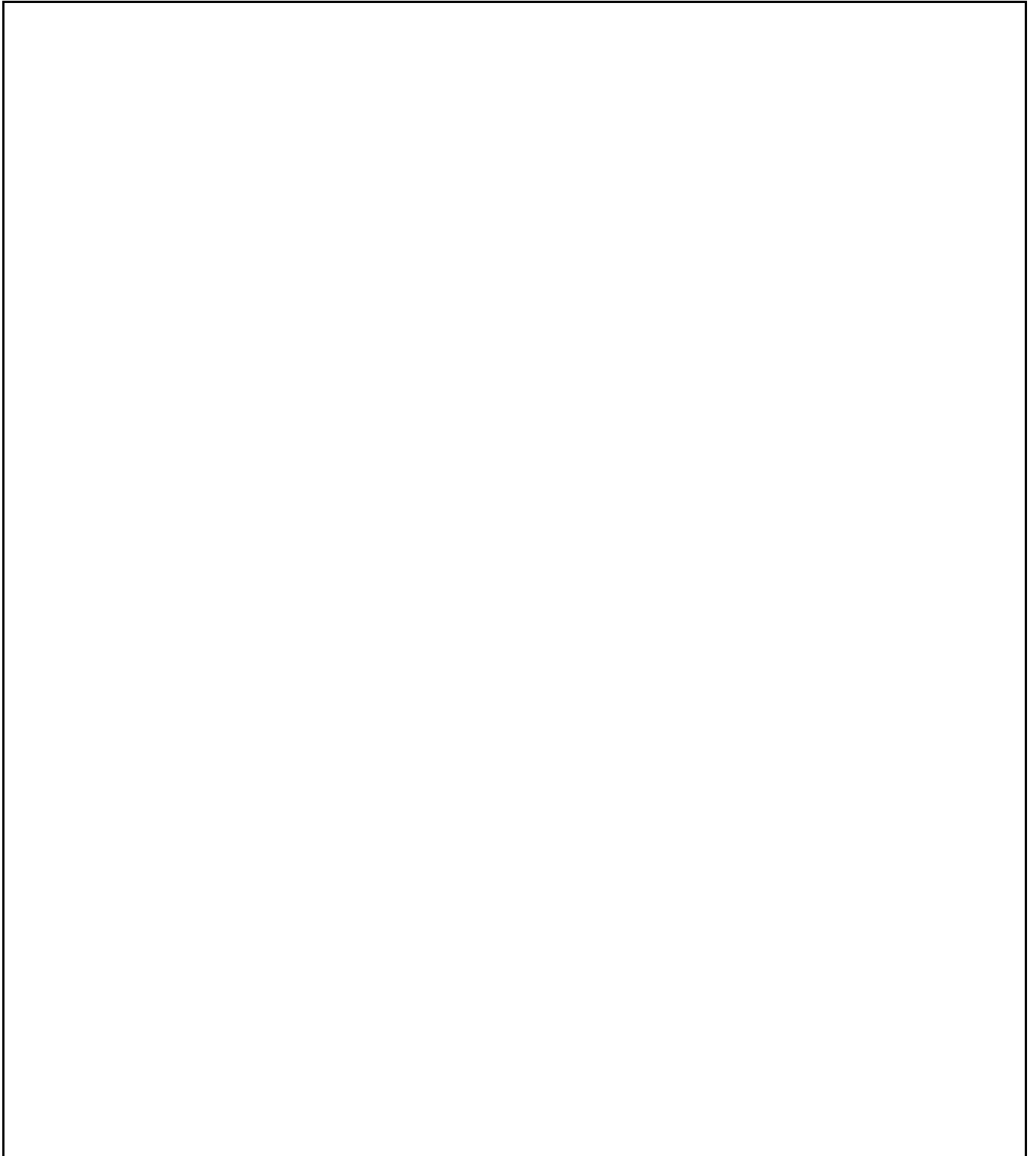
HOLDING DEPOSIT AND TENANT FEES

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus) A		82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	60		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	