



Bugford ,
Bugford, Devon TQ6 0LT

A beautiful detached farmhouse retaining many of its original features adding to the charm of this lovely home.

Dartmouth - 3.5 miles Kingsbridge - 11.5 miles Totnes - 12 miles

- 3 Reception Rooms • Large Farmhouse Kitchen • 4 Double Bedrooms • 4 Bathrooms • Garden/Parking • Available Beginning of September • Pet considered (terms apply) • Deposit: £2134.00 • Council Tax Band E • Tenant Fees Apply

£1,850 Per Calendar Month

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



ACCOMMODATION INCLUDES

Wooden part glazed door from front into:

ENTRANCE PORCH

With radiator, flagstone floor, cloaks hanging.

STUDY/FAMILY AREA

A room of original character with two double glazed casement windows and original slate sills. Newly fitted carpet and radiator.

DINING ROOM

With original wooden floor, south facing window with window seat, wood burning stove. Pine fire surround and mantelpiece flanked by original panelled cupboards.

SITTING ROOM

Newly fitted carpet, radiator, window with window seat overlooking the garden. Two brick arched fireplaces, one of which fitted with a wood burning stove.

CLOAKROOM

White washed wood-effect flooring with original pine clad wall. High level wc, reclaimed oak and marble washstand with oval basin above. Under stairs storage.

KITCHEN

A large farmhouse kitchen with original slate flagstone floor, natural stone chimney breast with inset oil fired Aga, space for a dishwasher. A range of solid pine custom made floor and wall units inset with Butler's sink, with porcelain tiled worktop, ceramic hob and a new fitted electric oven. Floor to ceiling cupboard with shelving, cupboards and shelving either side of the Aga recess. French doors and steps to terrace

UTILITY ROOM

Comprising a range of base units with worktop and sink with drainer, plumbing for washing machine, fridge-freezer, coat hooks and wall cupboards housing meters. Door leading to the rear of the property.

STAIRS AND LANDING

Stairs from hall rise to large landing area, linen cupboard.

BEDROOM 1

Double with fitted carpet, radiator, window to front elevation with window seat, door to en-suite shower room,

EN-SUITE SHOWER ROOM

Large walk-in shower, pine washstand with basin, wc, heated towel rail and underfloor heating.

BEDROOM 2

Double with fitted carpet, two recessed cupboards, radiator, South facing window, Oak sliding door to en-suite bathroom.

EN-SUITE BATHROOM

Roll top Enamel bath, hand basin, large walk-in shower, wc, heated towel rail, under floor heating, south facing window, pine floor boards.

BEDROOM 3

Double with fitted carpet, radiator, South facing window, range of built-in wardrobes, Oak sliding door into en-suite wet room.

WET ROOM

Large shower area, low level wc, hand basin, chrome heated towel rail, under floor heating.

BEDROOM 4

Double with fitted carpet, radiator, fitted shelving, window with window seat to front elevation.

FAMILY BATHROOM

White suite comprising panel bath, hand basin, low level wc, large

walk-in shower, underfloor heating, window to side elevation, chrome heated towel rail.

CLOAKROOM

Low level wc, hand basin, window to side elevation.

OUTSIDE

To the front of the property there is a lawned area surrounded by mature shrubs and plants, gravel drive with gated entrance, with parking for 2/3 cars, garden shed.

Steps lead to the front door and south facing terrace.

SERVICES

Mains Electric, mains water with private drainage (septic tank), Oil, Council Tax Band E, EPC Band E.

SITUATION

The property is situated in the small village of Bugford, which is 4 miles from the popular town of Dartmouth, known as the jewel of the South Hams, the pretty waterside town of Dartmouth is a popular boating centre boasting a world famous regatta. Steeped in history and known for its naval college, it enjoys narrow streets and cobbled lanes hosting an abundance of chic boutiques and galleries, not to mention its array of gourmet restaurants, delicatessens, pubs and street side cafes. For commuting and access to the South Hams, Exeter has an international airport, Plymouth has a ferry terminal and Devon benefits from a comprehensive rail network and road links to the M5 motorway giving easy access to the rest of the UK and Europe.

DIRECTONS

Follow the road out of Dartmouth on the A3122 for approximately 3 miles, turn left signposted Bugford and Hillfield Village, follow the lane until you come to the first crossroads, just past there turn left signposted Ash Bowden and Fast Rabbit Farm. The property is the first house on the right hand side - Bugford is engraved into the stone wall.

LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, part furnished and is available beginning of September RENT: £1850.00 pcm exclusive of all charges. One pet considered at landlord's discretion. DEPOSIT: £2134.00. 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.

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). 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.

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		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Granary, Coronation Road, Totnes, Devon,
 TQ9 5GN
 01803 866130
rentals.southdevon@stags.co.uk
stags.co.uk

