



## Washwalk Mill Blackawton, Totnes, Devon TQ9 7AE

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A well presented three bedroom semi detached property, with parking for 2 cars and outside space, situated at the edge of Blackawton in the hamlet of Millcombe . Pet By Negotiation. EPC Band: E. Tenant Fees Apply.

Dartmouth: 7 miles | Totnes: 8 miles | Kingsbridge: 8 miles

- Three Bedroom Property
- Countryside/Rural Location
- Parking For 2 Cars
- Rent Includes Water
- Available October
- Pets By Negotiation (Terms Apply)
- 12 Months Plus
- Deposit: £1,500.00
- Council Tax Band: E
- Tenant Fees Apply

**£1,300 Per Calendar Month**

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## SITUATION

The idyllic village of Blackawton nestles amongst the stunning rolling hills and countryside of the South Hams. The village has a strong community with a highly regarded primary school, a community shop, a village hall, the parish church of St Michael and popular public house, the George Inn. Dartmouth is the closest town, a popular boating centre boasting a world-famous regatta and naval college, with a unique range of shops, galleries and restaurants.

Blackawton is approximately 8 miles from Totnes, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Totnes also has a mainline railway station, with direct links to London Paddington.

## ACCOMODATION

One step leads to the front entrance, with front door opening to:-

## ENTRANCE PORCH

Space for shoes and coats to be hung up. Archway leads to:-

## KITCHEN

A range of wall and base oak units, with built in oven and 4 point hob. Under counter fridge/ freezer and space for a tumble dryer or dishwasher. Tiled flooring. Window to the back of the property.

## DOWNSTAIRS WC

Comprises of WC, hand basin, washing machine and shelving.

## SITTING ROOM

Good size sitting room with tiled flooring and log burner. There are french doors leading to the outside patio area, which creates a bright and airy room. Window to the front of the property.

## BEDROOM 1

Double bedroom with wooden floor. Storage cupboard and a window to the front. There is a wooden ladder for access to the loft space through this room.

## BEDROOM 2

Double bedroom, with wooden floor. Storage cupboard and windows to the front and side.

## BEDROOM 3

Single bedroom with two storage cupboards. Wooden flooring and window to the front.

## FAMILY BATHROOM

White suite comprising, bath with shower over, WC and hand basin. Window to the back of the property. The chimney goes through the corner of the bathroom.

## LOFT SPACE

Wooden ladder from the upstairs landing going up to the loft. Wooden floor boards throughout and lighting. One velux window. LIMITED HEAD HEIGHT.

## OUTSIDE

At the front of the property there is enough parking for 2 cars. To the side of the property there is a paved patio area to enjoy the countryside views. There is another a further shared field down the pathway that can be used, however is overgrown. There's an area of lawn also to the front of the property. Many footpaths are accessible from the property to enjoy long or short countryside walk.

## SERVICES

Mains electric, oil, water is spring-fed with private drainage and pill delivered by tanker. Council Tax Band: E.

Ocom predicted broadband services - Standard: Download 21 Mbps, Upload 2 Mbps.

Ocom predicted limited mobile coverage for voice and data: EE, Three and O2.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, part furnished. RENT: £1,300.00 pcm (includes water) exclusive of all charges. Pets considered. DEPOSIT: £1,500.00, 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  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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		EU Directive 2002/91/EC	