



East Lodge Lupton House, Churston Ferrers, Brixham,
Devon TQ5 0LD

A beautifully presented detached studio, with a separate kitchen, bathroom, large private garden and parking for one vehicle. Sorry no pets. EPC: TBC. Tenant Fees Apply.

Torquay 4 miles | Dartmouth 6 miles (via ferry) | Totnes 8 miles

- Period Property
- Allocated Parking For One Car
- Private Garden
- Deposit: £801.00
- Sorry No Pets
- Council Tax Band: A
- Available October
- 12 Months Plus
- Tenants Fees Apply

£695 Per Calendar Month

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



SITUATION

Situated in the grounds of Lupton House between Churston Golf Course and the South Devon coast, this property is located in one of the most sought after residential areas in South Devon. Lupton House has become a thriving centre for the community and has now become financially self-sustaining through a combination of renting space, including private hire, weddings, community events, workshops, shop and a cafe. The Coach House Cafe is now a delightful cafe open Tuesday, Wednesday, Thursday and Friday.

The picturesque beaches of Elberry Cove and Broadsands are a short walk from the property, along a footpath which adjoins the South West Coast Path. If you fancy a longer walk, the lively fishing port of Brixham is approximately 2.5 miles away along the coast path. If golf is your thing then Churston Golf Club, one of Devon's most picturesque courses, is practically on your doorstep. Tor Bay and the Dart Estuary offer all the water sports opportunities you could wish for, from paddle boarding to kite surfing, as well as having several of Devon's best deep water marinas.

Communications further afield are excellent with the A380 dual carriageway leading to Exeter and the M5 motorway. A main line railway station at Paignton provides easy access to London Paddington together with a regional airport at Exeter.

ACCOMMODATION

East Lodge is located just inside the entrance gate of Lupton House Estate. A small pathway connects the road to the front of the property, with a front door leading to:-

ENTRANCE HALLWAY

With vinyl flooring and a storage cupboard. Doors leading to:-

SHOWER ROOM

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

LIVING ROOM / BEDROOM

A spacious, light and airy room with carpeted flooring and windows to the front, rear and side which allow an abundance of light. Night storage heater. A door leads to:-

KITCHEN

A fitted kitchen with a selection of wall and floor cupboards, an electric cooker and a 4 point hob and space for a washing machine and a refrigerator. Window to the front.

OUTSIDE

Good size garden which is mainly laid to lawn, with a garden shed and a greenhouse. The garden is bordered by mature hedges and trees. Parking space for one car.

SERVICES

Electric - Mains connected. Heating - Electric.
Ofcom predicted broadband services - Standard:
Download 29 Mbps, Upload 3Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: A

Torbay District Council, Town Hall, Castle Circus,
Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail:
fss@torbay.gov.uk

DIRECTIONS

From the Dartmouth Road (A379) at Windy Corner cross roads follow the road towards Brixham and pass Churston Golf Club (on the left), and continue past the Ford car garage on your left towards Brixham. Before you get Brixham on your right hand side you will see a wide entrance into Lupton House and the lodge is on the left hand side.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available. RENT: £695.00 pcm exclusive of all charges. DEPOSIT: £801.00 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.

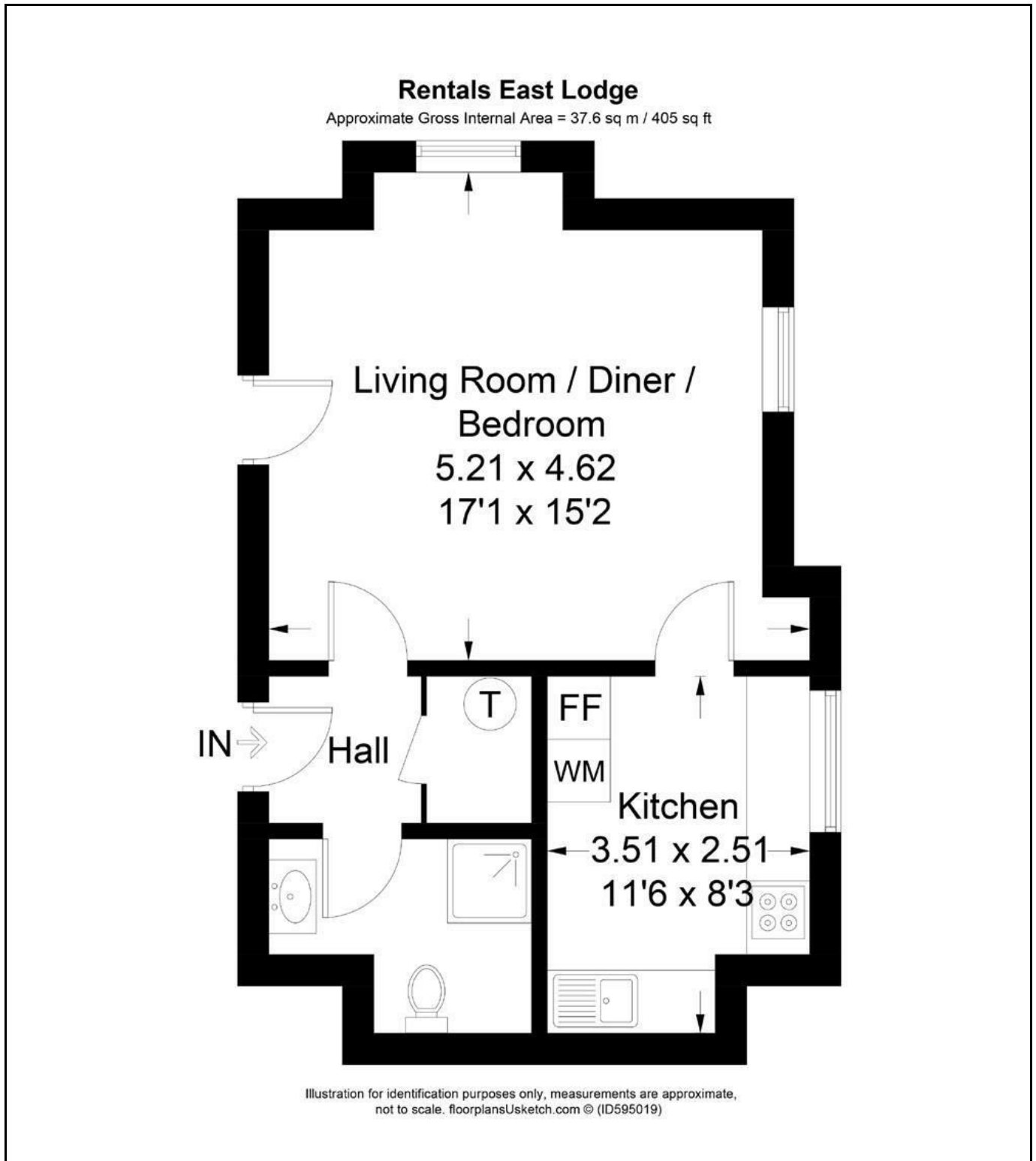
HOLDING DEPOSIT AND TENANT FEES

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).

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	92 plus) A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	