



2 Beechwood Cottages, Sparkwell, Plymouth, Devon PL7 5DJ

A charming two bedroom cottage, situated close to Dartmoor National Park. Lounge/diner, kitchen, downstairs bathroom, 2 bedrooms, garden and 2 storage sheds. Unfurnished. Pet By Negotiation. EPC Band E. Tenant Fees Apply.

Totnes: 17 Miles | Plymouth: 9.5 Miles | A38: 2 Miles

• Two Bedroom Cottage • Good Size Gardens • Wood Burning Stove • Parking • Two Outside Storage Sheds • Minimum 12 Month Tenancy • Pets By Negotiation • Council Tax Band: B • Deposit: £1,032.00 • Tenant Fees Apply

£895 Per Calendar Month

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

SITUATION

The property is situated within the Beechwood Estate, in a secluded part of the South Hams. The A38 Devon Expressway can be easily accessed and the nearby Town of Plympton has a wide range of amenities such as a swimming pool, schools and a shopping centre. Sparkwell Village includes a church, an Artisan Bakery, 9 hole golf course, Dartmoor Zoo, and is within a short walk is the Treby Arms.

ACCOMMODATION

A pathway leads around the front of the property, allowing access to:- KITCHEN: window to the side and a door to the front, which allows access to the side and front garden. Comprising of a range of wall and base units, with space for an electric cooker, fridge and washing machine. Door to:- LOUNGE: stairs rising to the first floor landing, woodburner, doorway to the bathroom, door allowing access to the rear garden and window overlooking the rear. BATHROOM: accessed by a corridor from the lounge. Consisting of a white suite with a bath with an electric shower over, wash hand basin and WC. Obscure window overlooking the rear.

FIRST FLOOR LANDING:

BEDROOM 1: positioned overlooking the front of the property and accessed via a corridor from the landing area. Window and radiator. BEDROOM 2: a window overlooking the rear garden with an outlook to the countryside beyond. Built-in wardrobe cupboard.

AGENT NOTE

Please note that the fire shown in the picture of the lounge has been removed and replaced with a wood burning stove.

OUTSIDE

To the front is a good size garden, which is enclosed by mature hedges and trees, mainly laid to lawn. Two outside storage rooms, with one attached to the property and the other on the main road. To the rear is another good sized garden laid to lawn. One parking space inside the gate to the front and on road parking available.

SERVICES

Mains water and drainage. Mains connected - Electric heating. Woodburning stove.

Electric, water, drainage, electric - Mains connected.
Heating - Electric heating and a wood burning stove.
Ofcom predicted broadband services - Ultrafast:
Download 1800 Mbps, Upload 220 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, O2 and Vodafone.
Council Tax Band: B

LOCAL AUTHORITY

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

DIRECTIONS

From the A38 come off at Deep Lane End, follow signs for Langan Industrial Park and Sparkwell. On reaching the village follow the road past the Treby Arms Public house and then take the right hand turning at the cross roads. The property can be found in 400ft 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 immediately. RENT: £895.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £920.00. DEPOSIT: £1,032.00 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

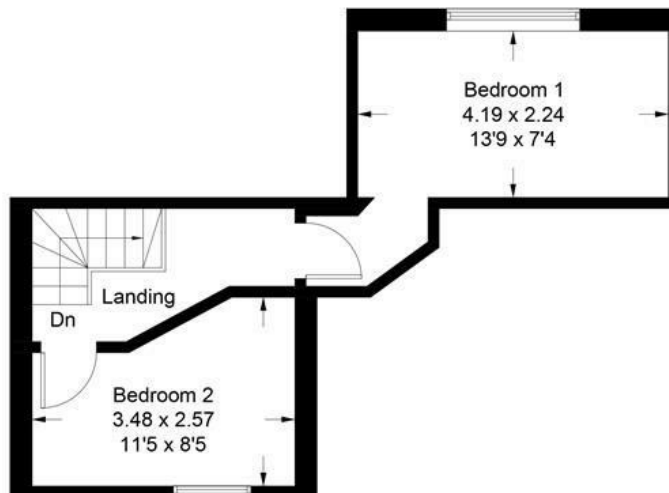
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). 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

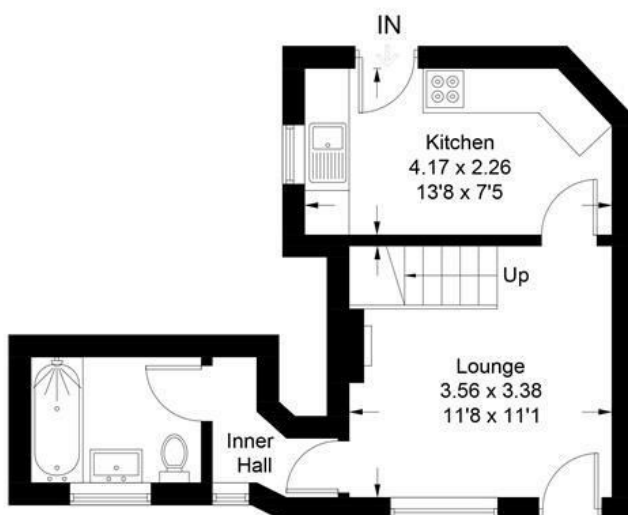
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 52.7 sq m / 567 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID670031)

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		86
(81-91) B		
(69-80) C		41
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC