



STAGS

Old Bakery Cottage Old Road, Harbertonford, Totnes,
Devon TQ9 7TA

A characterful, one bedroom mid-terrace cottage, situated in the highly sought-after village of Harbertonford. EPC Band: E. Sorry no pets. Tenant Fees Apply.

Totnes 4 miles | A38 7 miles | Kingsbridge 9.8 miles

• Characterful One Bedroom Cottage • Sought After Village Location • Open Plan Kitchen • Sorry No Pets • Council Tax Band: A • 12 Months Plus • Deposit: £778.00 • Tenant Fees Apply

£675 Per Calendar Month

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

SITUATION

Harbertonford is an elegant and unspoilt village, situated on the banks of the river Harbourne which follows through Harbertonford, into Bow Creek and onward towards Dartmouth.

The village offers a primary school, a church, a village hall and a store/Post Office. The town of Totnes on the River Dart is approximately 3 miles away, being a popular medieval market town, with narrow streets and a Norman castle. The town has a creative spirit, as characterised by its unique range of shops and cafes.

Totnes has both primary and secondary schools, 2 supermarkets and is approximately 7 miles away from the junction to the A38/Devon Expressway, allowing for speedy access to Plymouth and the Cathedral city of Exeter with its international airport. Totnes also has a mainline railway link to London Paddington.

ACCOMMODATION

The property is accessed via Old Road. With front door opening to:-

SITTING ROOM

Engineered oak flooring, with a feature fireplace containing a gas fire. Radiator. Window to the front.

OPEN PLAN KITCHEN

A fitted kitchen with a selection of floor cupboards, a sink with mixer tap and an electric oven with a 4 point hob. Space for a washing machine and a small fridge. Two windows to the side.

STAIRS AND LANDING

The staircase is carpeted, rising to the first floor. Landing with carpeted flooring and an airing cupboard and another storage cupboard. Doors leading to:-

BEDROOM 1

Double bedroom with carpeted flooring, a radiator and a window to front.

BATHROOM

A fitted suite with a shower over bath, W.C, wash hand basin and a window to side.

SERVICES

Mains electricity, gas, water and drainage. Council Tax Band: A.

Mains electricity, gas and water. Council Tax band: A. South Hams Council 01803 861234

Ofcom predicted broadband services - Superfast: Download: 80 Mbps, Upload: 20 Mbps.

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

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, unfurnished. RENT: £675.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £778.00, 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-101)		89
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		52
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		