



Ground Floor West Wing, Stoke Gabriel House
Duncannon Lane, Stoke Gabriel, Totnes, TQ9 6QY

A two bedroom ground floor apartment, with a private courtyard and off street parking for two cars, within a private gated development in Stoke Gabriel. EPC Band: E. Pet By Negotiation. Tenant Fees Apply.

Totnes 4.4 miles | Dartmouth 10.9 miles | Exeter: 28.8 miles

• Private Gated Development • Off Street Parking for Up To 2 Cars • Private Courtyard • Large Communal Grounds • 6 Months Plus • Council Tax Band: E • Deposit: £1,096.00 • Pet By Negotiation (Terms Apply) • Tenant Fees Apply

£1,000 Per Calendar Month

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

SITUATION

Stoke Gabriel is a popular and sought after village which lies in an Area of Outstanding Natural Beauty, at the head of a creek on the River Dart, about four miles south-east of Totnes. The older part of the village is in a conservation area near the River and Mill Pool and much of the area is a Coastal Preservation Area. The village has good facilities including a church, primary school, pre-school [2 to 5 yrs], village hall, post office, general stores and two public houses.

People see Stoke Gabriel as a lifestyle choice, both because of the amenities that it offers and its thriving strong family social life and community spirit, with boating, canoeing and river trips on the River Dart on your doorstep. The village boating association also provides RYA sailing training for children and a year round calendar of boating events.

ACCOMMODATION

Double electric gates lead to a gravel driveway and the parking. From the car park, a gravelled walkway opens to the Grade II Listed Stoke Gabriel House and apartment entrance. A door leads to:-

COMMUNAL LOBBY

A spacious communal lobby with carpeted flooring. A door leads to:-

HALLWAY

A carpeted entrance hallway with carpeted flooring and two radiators. Windows to side and rear. Doors leading to:-

LIVING ROOM

A light and airy room with laminate flooring and a feature fireplace, with a wood burning stove. To the side is a built in cupboard with further shelving. Large windows to the front allow an abundance of light and provide idyllic water and countryside views.

KITCHEN

A fitted kitchen with an electric oven and a 4 ceramic point hob. Selection of wall and floor cupboards, with space for a washing machine. Window to the side.

BEDROOM 1

A large double bedroom with carpeted flooring, with windows to the front providing picturesque water and rural views. Radiator. A door leads to:-

EN-SUITE SHOWER ROOM

A fitted suite with an electric shower, W.C, wash hand basin, towel rail and an airing cupboard.

BATHROOM

A fitted suite with a shower over bath, W.C, wash hand basin, a radiator and an airing cupboard. Window to the side and rear.

BEDROOM 2

Bedroom with laminate flooring and a window to the side. Radiator.

PRIVATE COURTYARD

The rear courtyard is laid with paving slabs and concrete, with a raised flower bed and bordered with fencing and walls. A gate leads to the front of the property and communal grounds.

OUTSIDE

A gravel pathway to the west of the property leads to mature gardens and woodland, containing a large range of flowers and shrubs, mature local and native trees, as well as a grass seating area and a stone folly.

SERVICES

Mains electric, water and drainage. Council Tax Band: E.

AGENT NOTE

The tenant will be required to pay a contribution towards water and sewerage of £40.00 per calendar month.

LOCAL AUTHORITY

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

DIRECTIONS

What3words: splint.amplified. overlaps

LETTING

The property is available to let on an assured shorthold tenancy for 6 months plus, unfurnished. RENT: £1000.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1025.00. DEPOSIT: £1,153.00, 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