



**STAGS**

29 Jordan Street, Buckfastleigh, Devon TQ11 0AU

A characterful 3 bedroom cottage in the town of Buckfastleigh on the edge of the moors

Buckfastleigh Edge A38 junction 0.5 of a Mile, Totnes 6 miles, Exeter 23 Miles

• Walking distance of the town • 3 bedrooms • Front & rear gardens • On road parking nearby • Gas central heating • Recently updated • Tenant fees apply • Available now

£850 Per Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

The property occupies a super position in the centre of Buckfastleigh with close access to the A38/Devon Expressway, making for fast access to the cities of Exeter and Plymouth.

Buckfastleigh has its own range of independent shops and is well positioned for access to the Dartmoor National Park as well as the South Hams and Torbay coastline.

The medieval market town of Totnes lies approximately 6 miles to the south with its wider range of facilities and mainline railway station

## DESCRIPTION

A characterful 3 bedroom cottage in the town of Buckfastleigh on the edge of the moors. 2 double bedrooms and 1 single bedroom and downstairs there is a bathroom, kitchen, living room/diner, front and rear gardens. Views to the rear over Buckfastleigh and of countryside. On road parking nearby. Gas central heating. Recently updated throughout.

## ACCOMMODATION **8'11" x 7'0"**

Access at the front into the entrance hall. Stairs rise to the first floor and door to: LIVING ROOM / DINER: 4.269 (14'0") XX3.694 (12'1") window to the front, radiator and door to. KITCHEN: 3.213 (10'6") X 2.440 (8'0") comprising of a modern kitchen with space for cooker and fridge freezer. Window to the rear overlooking the garden, understairs storage cupboard and door to rear garden and BATHROOM: 2.398 (7'10") X 1.352 (4'5") window to rear, panelled bath with electric shower over, wash hand basin and WC.

First floor. BEDROOM 1: 4.667 (15'3") x 3.058 (10'0") window to the front and cupboard over the stairs. Radiator. BEDROOM 2: 3.686 (12'1") x 2.454 (8'0") window with an open outlook over the valley behind with countryside views an rooftops. Radiator. BEDROOM 3: 2.727 (8'11") x 2.139 (7'0") a single bedroom with window to the rear. Radiator.

## OUTSIDE

To the front there is a gate allowing access to the front garden with a path to the front door with front garden laid to lawn.

To the rear there is a patio area with a communal walk way to the rear to allow access to for bins. Large shed and a gate allowing access to the lower level lawn with open views over Buckfastleigh and countryside.

## SERVICES

Mains gas, electric, water and drainage. Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

## DIRECTIONS

From Totnes, take the A384 signed Buckfastleigh and Exeter. At Dart Bridge, continue over the A38 and at the mini roundabout, take the turning on the right hand side signed Buckfast.

Follow this road around, passing Buckfast Abbey. Drive down the hill and on the left hand bend, turn right onto Market Street. At the end of this road, on the sharp left hand bend, turn right onto Jordan Street. 29 can be found on the right side, near Barn Park road.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and available immediately. RENT: £850.00 pcm exclusive of all charges. Children/pets might be considered. DEPOSIT: £980.00 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.





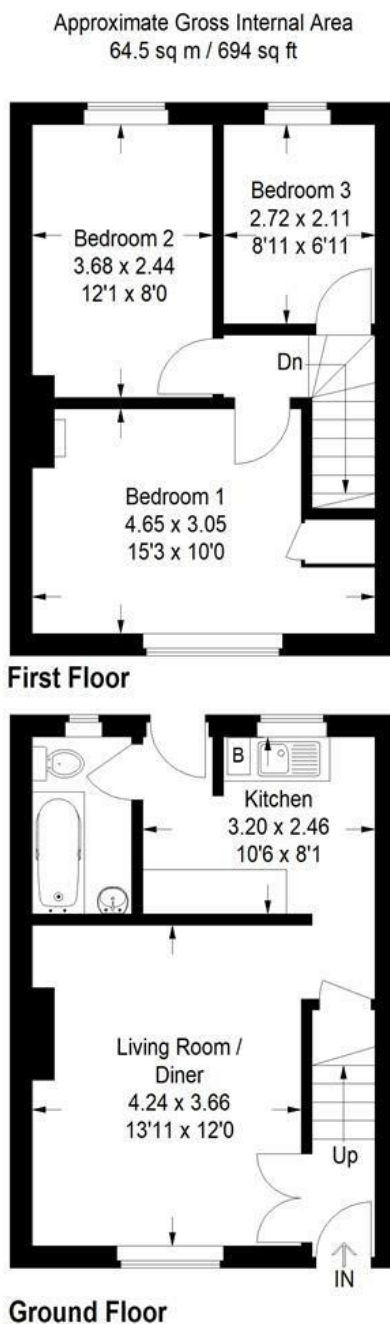


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC