



1 Manor Cottages Wrangaton, Wrangaton, South Brent, Devon TQ10 9HH

Character 2 bedroom thatched cottage situated in the popular village of Wrangaton, with 2 bedrooms and a private garden. Part furnished. Sorry no pets or children. EPC Band D. Tenant fees apply.

South Brent 2 miles | Totnes 10 miles | Plymouth 17 miles

• Thatched Cottage • 2 Bedrooms • Landlord Will Maintain Garden Areas • Electric Heating • Private Garden • Available June • Sorry No Pets or Children • Deposit £894.00 • Council Tax Band: C • Tenant Fees Apply

£775 Per Calendar Month

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

SITUATION

The cottage is situated to the north of Wrangaton, which is close to the moor yet within easy reach of the A38 Devon express way. The nearest Town is South Brent which has a Bank, Convenience shop, Newsagent, Butchers, Bakery and other independent shops as well as a Doctors Surgery and Dentist.

ENTRANCE HALL

Window to the side, coat hooks.

KITCHEN

Kitchen units, stainless steel sink unit, kitchen dresser, space for electric cooker, space and plumbing for a washing machine.

DOWNSTAIRS BATHROOM

White suite comprising: bath with shower over, W.C and hand wash basin. Window to the rear and sides. Airing cupboard housing a hot water tank and linen shelves.

LOUNGE

Window to the side with countryside views and window seat. Carpet, ornate fireplace (not in use). Night storage heater.

BEDROOM 1

Double room, wardrobes and dressing table, laminate flooring with rug. Window to the side. A door leads to:-

BEDROOM 2

Accessible via bedroom 1. A Single room, carpet, window to the side, chest of drawers. This room would make an ideal dressing room, study or occasional bedroom for guests. Night storage heater.

OUTSIDE

To the front of the property there is an enclosed good size lawned area, path leads up to the front door. Opposite the cottage, across the road, there is a large enclosed grass area and parking for 1/2 cars on a first come first serve basis.

SERVICES

Electric, water, drainage - Mains connected. Heating - Electric heating.

Ofcom predicted broadband services - Superfast: Download 43 Mbps, Upload 8 Mbps.

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

Council Tax Band: C

AGENT NOTE

The property is located in a rural community and therefore countryside activities may occur in the area during the tenancy.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus. RENT: £775.00 pcm exclusive of all charges. DEPOSIT: £894.00 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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