



2 Fore Street, Ipplepen, Newton Abbot, Devon TQ12 5RR

2 Fore Street is a beautifully renovated, mid-terrace cottage, that is situated in the highly sought-after village of Ipplepen. The property has been renovated to an impeccable level and creates the perfect blend of contemporary and character. EPC Band: D. Sorry no Pets. Tenant Fees Apply.

Totnes 5 miles | Newton Abbot 5 miles | Torquay 7 miles

• Spacious Two Double Bedroom Cottage • Beautifully Presented Throughout • Large Open Plan Sitting & Dining Room • Sought After Village Location • Unfurnished • 12 Months Plus • Sorry No Pets • Deposit: £1,125.00 • Council Tax Band: C • Tenant Fees Apply

£975 Per Calendar Month

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

SITUATION

The property is set within the sought-after village of Ipplepen with shops, a Health Centre, Church, Primary School, Garage and Post Office all easily accessible. The village is situated within easy driving distance of Totnes and Newton Abbot, which offer a wide range of facilities and have mainline stations to London Paddington and the intercity line. Dartmoor National Park is approximately 6 miles distance, as is the A38 dual carriageway which provides links to Plymouth, Exeter and connects with the M5 motorway network.

DESCRIPTION

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ACCOMMODATION

The property is accessed via the pavement, with front door leading to:-

OPEN PLAN SITTING AND DINING ROOM

The sitting room has carpeted flooring, radiator and a feature fireplace, containing feature wood burning stove. The sitting room leads onto the dining room which has natural stone flooring, a radiator and built in cupboards. Windows to front. The dining room leads to:-

KITCHEN

Fitted kitchen with a Rangemaster oven and 6 point gas hob. Selection of wall and floor cupboards with an integrated dishwasher, washing machine and refrigerator. Space for a tumble dryer and understairs cupboard. Radiator. Window and door proving access to rear.

STAIRS AND LANDING

The staircase is wooden, rising to the first floor. Landing with carpeted flooring and doors leading to:-

BEDROOM 1

Double bedroom with carpeted flooring and a window to rear. Radiator.

BATHROOM

Bathroom suite with a stand alone bath, shower, WC and and duel wash hand basins. Radiator. Window to front.

BEDROOM 2

Double bedroom with carpeted flooring and a window to rear. Radiator.

AGENT NOTE

The wood burning stove is a feature only and not operational.

SERVICES

Electric, water, drainage, gas - Mains connected.

Heating - Gas central heating.

Ofcom predicted broadband services - Ultrafast:

Download 1000 Mbps, Upload 1000 Mbps.

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

Council Tax Band: C

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101.

E-mail: info@teignbridge.gov.uk.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished RENT: £975.00 pcm. DEPOSIT: £1,125.00 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

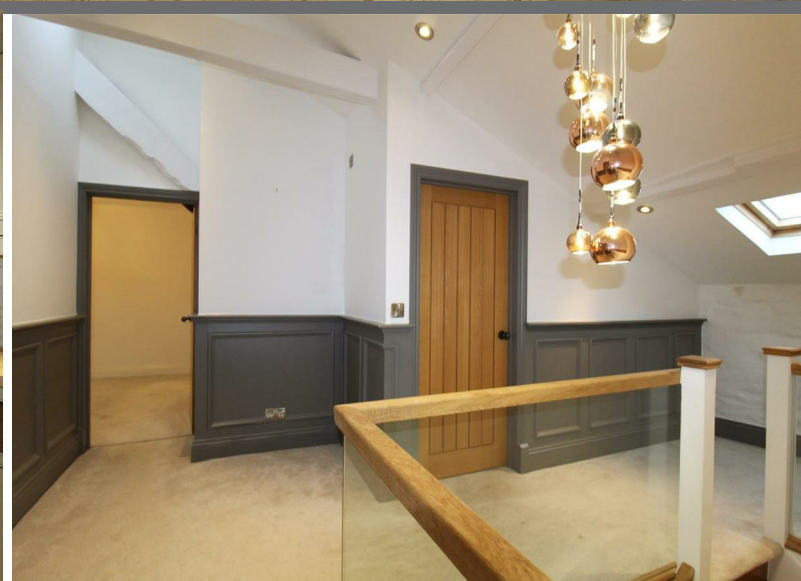
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and /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

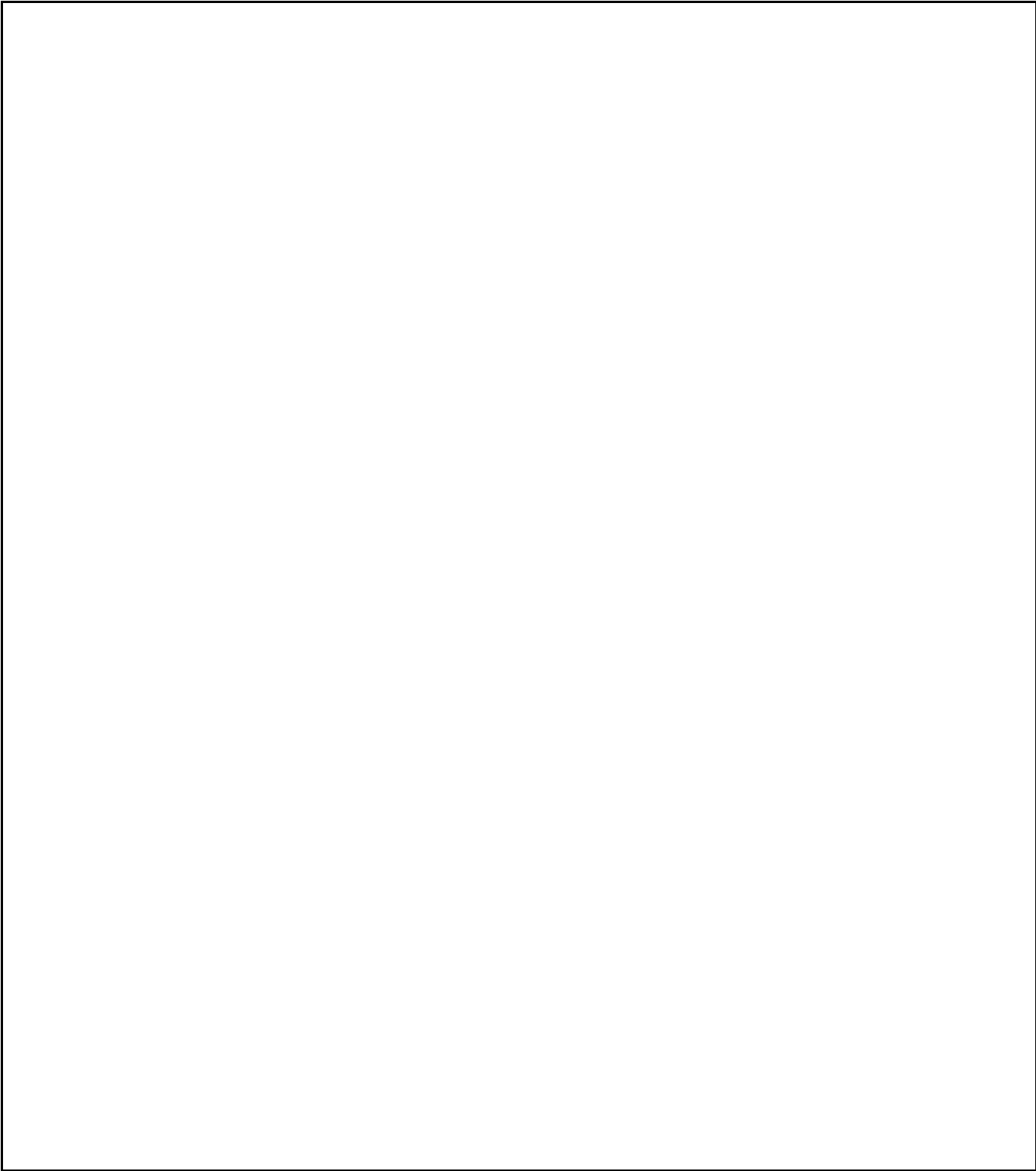
TENANT PROTECTION

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.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





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

