



STAGS

4 Lotus Cottages Paignton Road, Stoke Gabriel, Totnes, TQ9 6SL

A two double bedroom terraced cottage in a charming courtyard setting centrally located in popular South Hams village of Stoke Gabriel. Comprising of an open plan kitchen/diner/living room and WC on the top floor and on the lower floor, bathroom, 2 double bedrooms. Pet by negotiation. EPC Band: D. Tenant fees apply.

Totnes 4 Miles | Torquay 7 Miles | Exeter 26 Miles

• Sought After Location • Open Plan Kitchen/Diner/Living Room • Two Double Bedrooms • Bathroom • Parking • Beautiful Outlook • Deposit: £1,326.00 • 12 Months Plus • Pet By Negotiation • Tenant Fees Apply

£1,150 Per Calendar Month

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

SITUATION

Stoke Gabriel is an attractive and highly desirable village set in the cleft of one of the River Dart's banks; a perfect place to retire or raise a family, with children's sporting activities and pre and primary school.

This friendly village with its winding, narrow roads has a church, two pubs and two shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car.

Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington.

The busy medieval town of Totnes is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including an indoor swimming pool and boating opportunities on the River Dart.

DESCRIPTION

In an open courtyard setting, the house is very private to the road behind and offers one parking space. To the outside is a Mediterranean style courtyard.

ACCOMMODATION

ENTRANCE HALL

WC

OPEN PLAN KITCHEN/DINER/LIVING ROOM

BEDROOM ONE

BEDROOM TWO

BATHROOM

OUTSIDE

Open courtyard to other cottages with a space, private to this cottage, to the front, ideal for a table and chairs. There is also a communal store and communal clothes line. There is one parking space with this cottage and visitor spaces available.

SERVICES

Electric, water, drainage, gas - Mains connected. Heating - Gas central heating.

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

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

Council Tax Band: B

LOCAL AUTHORITY

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

DIRECTIONS

From Totnes take the A385 Paignton/Torbay road. After approximately 1 mile take the right turning by the garage, signposted Stoke Gabriel. Follow this road down through the village of Aish and then take the right turn at Lembury Cross into Aish Road. At the end of Aish Road and opposite Long Rydon, turn right, signposted village centre. Continue on this road past Old Orchard and then fork left continuing on Paignton Road. Lotus Cottages will be found a short way along on your right. Park in the parking area and walk down the steps to the left of The Roundhouse to get to the cottages. Number two is on the far left hand side in the centre.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,150.00 Pcm exclusive of all charges. Pets by negotiation. Where the agreed let permits pets the rent will be £1,200.00. DEPOSIT: £1,326.00 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.

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.



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



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		