



## Castle Lodge , Berry Pomeroy, Totnes, TQ9 6LJ

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Castle Lodge is a substantial 3 bedroom detached house. The property benefits from a kitchen / diner, sitting room, dining room, reception room, two outside stores and a garage. Located approximately 2.5 miles from Totnes in a rural position. EPC Rating Band E. Tenant fees apply.

Totnes 2.5 Miles | A38 7.7 Miles | Plymouth 27 Miles

• Three Double Bedrooms • Three Reception Rooms • Large Rear gardens • Two Stores • Garage • Pet By Negotiation • Council Tax Band: E • Deposit: £1750.00 • Tenant Fees Apply

**£1,750 Per Calendar Month**

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

## SITUATION

The attractive village of Berry Pomeroy has a primary school, village hall and church and is in an Area of Outstanding Natural Beauty, not far from the banks of the River Dart, with Dartmoor and the English South West coast and beaches close by.

Berry Pomeroy is 2 miles from the interesting market town of Totnes known for its alternative' and transition town' lifestyle, literary and music festival, riverside life and main line railway station taking you to London Paddington in around three hours.

Newton Abbot, with its main line railway station, is approximately 7 miles away and the coastal town of Paignton 4 miles. The A38 situated 5 miles from Totnes, connects the town with Exeter and Plymouth.

## ACCOMMODATION

Castle Lodge is accessed from the road with front door leading to:-

### HALLWAY

A carpeted entrance hallway with radiator and doors leading to:-

### LOUNGE

Carpeted flooring with feature fireplace containing wood burning stove. Radiator. Understairs cupboard. Window with views to front and door leading to rear garden.

### DINING ROOM

Carpeted with radiator and window to front. Door leading to a stone spiral staircase accessing bedroom 1.

### RECEPTION ROOM 3

Carpeted with radiator and windows to rear.

### OPEN PLAN KITCHEN/ DINER

Fitted kitchen with electric oven and 4 point hob. Selection of wall and floor cupboards with space for a washing machine or dishwasher and refrigerator. Radiator. Windows to rear and door to utility room. Ample space for a dining room table.

### UTILITY ROOM

Tiled floor with oil boiler and space for a dishwasher or washing machine. Doors leading to side and rear garden.

### STAIRS AND LANDING

The staircase is carpeted rising to the first floor. Carpeted landing with doors leading to:-

### BEDROOM 1

Carpeted double bedroom. Window to front and rear. Radiator. Door leading to a stone spiral staircase accessing the lounge.

### BEDROOM 2

Carpeted double bedroom. Window to rear. Radiator.

### BATHROOM

Partially tiled suite with shower over bath, WC, wash hand basin, radiator. Airing cupboard.

### BEDROOM 3

Carpeted double bedroom. Window to front and side. Radiator.

## LOFT/STORAGE ROOM

Stairs lead to a small boarded loft conversion.

## OUTSIDE

The gardens are laid mostly to lawn and bordered with mature shrubs, trees and walls. The property also benefits from two outside stores with a separate garage.

## DIRECTIONS

what3Words: encloses.toads.studs

## SERVICES

Electric, water, gas - Mains connected. Heating - Oil for central heating. Private drainage via a septic tank. Ofcom predicted broadband services - Ultrafast: Download 900 Mbps, Upload 900 Mbps. Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone. Council Tax Band: E

## LOCAL AUTHORITY

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

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,750.00 pcm exclusive of all charges. Pets might be considered. DEPOSIT: £1,750.00 Returnable at end of tenancy subject to any deductions (The landlord registers the deposit with a secure deposit scheme with Mydeposits.com, which is administered in accordance with the 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) <b>A</b>		
(81-91) <b>B</b>		
(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