



STAGS

5 Clay Park, Byter Mill Lane, Stoke Gabriel, Totnes, Devon TQ9 6RH

5 Clay Park is an elegantly presented, two bedroom end of terrace property, occupying an elevated position, offering idyllic views over the Mill Pool. The property has been beautifully refurbished and also benefits from a charming, landscaped, stepped rear garden. Unfurnished. Pet by negotiation. EPC Band: C. Tenant fees apply.

Totnes 4 miles | Dartmouth 8 miles (via ferry) | Exeter 29 miles

• A Beautifully Presented 2 Bedroom House • Idyllic Water Views • Wood Burning Stove • Stepped Rear Garden • Council Tax Band: C • Unfurnished • Deposit: £1,500.00 • 12 Months Plus • Pet By Negotiation • Tenant Fees Apply

£1,300 Per Calendar Month

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

SITUATION

The property is set in the heart of the popular village of Stoke Gabriel, which sits on the sunny northern bank of the stunning River Dart. Stoke Gabriel is one of the area's most sought-after villages, being attractive to holidaymakers in the summer, yet having a thriving, year-round, family-friendly community. The village boasts several shops, multiple eateries, two well-attended public houses, a post office, and a highly regarded primary school. The quayside serves recreational fisherman and sailors alike. There is also a thriving boating association, run by volunteers for members offering sailing, SUPs and kayaking. The bustling Elizabethan town of Totnes is only 4 miles away, with a wide range of individual shops and amenities and a main line rail station with direct connections to London Paddington.

DESCRIPTION

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ACCOMMODATION

Located in the heart of Stoke Gabriel, 5 Clay Park is an elegantly presented two bedroom end of terrace property, occupying an elevated position, overlooking the Mill Pool. Light-filled and spacious, it retains original features, including large windows which provide idyllic water and rural views and well-proportioned rooms. Inside, a large reception room with solid oak engineered veneer flooring and a wood burning stove, provide ample space to entertain or relax. A newly fitted kitchen diner to the rear, leads to a landscaped stepped rear garden. The first floor boasts two double bedrooms, one with wardrobes and a well-equipped bathroom.

OUTSIDE

Steps provide access to the south facing front patio, with raised flower beds which leads up to a landscaped rear garden, set on multiple tiers to maximise accessibility and use. There is decking at the top of the garden.

SERVICES

Mains electricity, gas, water and drainage.

Ofcom predicted broadband services - Superfast: Download 76 Mbps, Upload 19 Mbps.

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

Council Tax Band: C

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,300.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,350.00. DEPOSIT: £1,500.00, 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.

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.

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).

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
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		85
81-91	B		
69-80	C	70	
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	