



Higher Cotterbury Farmhouse Higher Cotterbury, Blackawton, Totnes, Devon TQ9 7DA

A renovated 4 bedroom farmhouse. Beautiful landscaped gardens, parking and double car port, set in the South Hams countryside in a secluded location. Kitchen dining room, living room, utility room, wood burning stoves, and 4 double bedrooms all with ensuite bathrooms. EPC Band: D. Sorry no pets. Tenant Fees Apply.

Dartmouth 5 miles | Kingsbridge 8 miles | Totnes 11 miles

• 4 Double Bedrooms With Ensuite Bathrooms • Kitchen Diner • Living Room • Full Fibre Broadband • Parking & Car Port • Secluded Location • 12 Months Plus • Deposit: £2,250.00 • Council Tax Band: G • Tenant Fees Apply

£1,950 Per Calendar Month

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

SITUATION

The property offers a good degree of privacy and seclusion and yet is within walking distance from the village of Blackawton. Blackawton nestles amongst the stunning rolling hills and countryside of the South Hams.

The village has a strong community with a primary school, shop, village hall, the church of St Michael and The George public house. Dartmouth and Kingsbridge are nearby with secondary schools in both towns along with a more extensive range of facilities including supermarkets, local shops and cinemas. Dartmouth is by the mouth of the spectacular River Dart, famous as a sailing centre and home to Britannia Royal Naval College.

To the north is the medieval market town of Totnes, one of Devon's gems, full of colour and character that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, a supermarket, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, cinema, churches and its very own Norman Castle. There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond

DESCRIPTION

A renovated 4 bedroom house. Beautiful landscaped gardens, parking and car port, set in the South Hams countryside in a secluded location. Kitchen dining room, living room, utility room, wood burning stoves, and 4 double bedrooms all with ensuite bathrooms. EPC - D. Tenant fees apply.

ACCOMMODATION

Door leading to the hallway with flag stone flooring. Utility room with built in wine chiller, washing machine, tumble dryer and downstairs shower room. Kitchen comprises of built in wooden units and granite work surfaces with a Belfast sink and built in appliances. American style fridge freezer, large Rangemaster oven, ceramic hob, microwave and two windows overlooking the cobbled courtyard and front garden. An archway opens up to the dining room with a wood burning stove and double doors allow access to the garden. Underfloor heating throughout the ground floor.

Double doors from the hallway open into the sitting room, with a wood burning stove and window overlooking the rear garden. Door to rear porch which allows access to the rear garden.

Upstairs there are four double bedrooms, all with en-suite bathrooms or shower rooms.

OUTSIDE

Driveway leading to double carport garage with storage space above. To the front of the farmhouse is an area laid to lawn, with a pathway leading to the front door with hedging and flower borders to include a herb garden.

Double doors from the rear porch lead out onto the south westerly facing garden with landscaped borders to either side. A patio area with an outlook over the garden to a small area of woodland behind.

DIRECTIONS

What3Words: dimes.daffodils.gilding

From Totnes take the A381 towards Kingsbridge and Dartmouth. At Halwell turn left and follow the A3122 signposted to Dartmouth. After the Dartmouth Golf and Country Pub take the right hand turning sign posted Strete and after approximately 0.7 miles take the second turning on your right. You will approach a triangular turning and take the right hand turning down the hill and the property driveway entrance can be found on the left hand side. It is the first left turning.

AGENT NOTE

Garden maintenance is included in the rent.

SERVICES

Mains Electric, Water and Private Drainage. Heating - Oil fired central heating.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

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

Council Tax Band: G

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, available immediately. Sorry no pets. RENT: £1,950.00 pcm exclusive of all charges. DEPOSIT: £2,250.00 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). Available immediately. 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). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC