



STAGS

2 Fernhill Cottages , Ponsworthy, Newton Abbot, TQ13 7PH

A charming three bedroom, terraced stone cottage in the heart of the Dartmoor National Park. Pets by negotiation. EPC Band: D. Tenant fees apply.

Ashburton: 6 miles | Bovey Tracey: 9 miles | Exeter: 25 miles.

• Delightful Rural Setting • Wood Burning Stove • Period Cottage • Separate Lawn Garden • Three Bedrooms • Deposit: £1,326.00 • 6 Month Winter Let • Pets By Negotiation • Council Tax Band: C • Tenant Fees Apply

£1,150 Per Calendar Month

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

SITUATION

The property is situated in the idyllic village of Ponsworthy, and offers a magnificent base to enjoy rural peace and tranquillity. The cottage is one of a collection of period properties in Ponsworthy, near the Webburn River, nestled in the heart of Dartmoor National Park.

Popular villages nearby are Poundsgate and Widecombe-in-the-Moor, the latter having a range of amenities to include two well regarded public houses, several gift shops, a small convenience store with postal counter, and St Pancras Church.

Ponsworthy is only a short drive from the A38 Devon Expressway with its links to Exeter and Plymouth and the larger motorway network. It is also within an hour's drive to some of South Devon's finest beaches.

DESCRIPTION

2 Fernhill Cottages is a delightful mid-terrace stone cottage, situated in a pleasant rural community within South Dartmoor. Occupying two storeys of accommodation, which benefit from a wide array of period features including exposed beams, an inglenook fireplace and traditional granite stone steps.

The ground floor features a spacious sitting room with the impressive inglenook fireplace, with a wood burner set within. The galley kitchen is to the rear of the property, with a range of white wall and base units with space for appliances, as well as the back door which leads to the private garden via steps.

The first floor offers three bedrooms with the master bedroom situated to the front of the property, where there is access to some built in storage housing the immersion tank. To the rear of the first floor is the family bathroom, comprising a shower over bath, bidet, wash basin and WC.

OUTSIDE

Situated to the west of the property and up the hill is the property's private garden. Accessed either via the back door from the kitchen or the green lane, this delightful lawned garden enjoys a wonderful outlook over the cottages and towards the surrounding countryside. This gently sloping and versatile lawn space is complimented by a timber potting shed with log storage.

SERVICES

Mains electric, water and drainage. Heating - Electric heating.
Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, 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.

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. Tel: 01626 832093. Email: hq@dartmoor-npa.gov.uk.

DIRECTIONS

Leave the A38 at Ashburton. From the Exeter direction this is the second

Ashburton exit. From Plymouth it is the first. Follow signs for Poundsgate and pass the Tavistock Inn on your left. Continue towards Princetown for approximately a quarter of a mile. The road winds and climbs a steep rise and there is a junction to the right which leads to Leusdon. Take the Leusdon road and follow it for about quarter of a mile.

You will arrive at a fork in the road, go left towards Ponsworthy. Follow the Ponsworthy road for half a mile and turn left through the ford, the property can then be found within the row of cottages on the left hand side of the road.

What3Words: ///badly.mutual.pheasants

LETTING

The property is available to let on a Holiday Letting Agreement. RENT: £1,150.00 pcm exclusive of all charges. Pets might be considered. Where the agreed let permits pets the rent will be £1,200.00 pcm. 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 & 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

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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