



39 Teign Village, Hennock, Devon TQ13 9QJ

A well presented end of terraced house in semi rural location, with two double bedrooms and a rear courtyard garden. Pets by Negotiation. EPC Band: E. Tenant Fees Apply.

A38: 3 miles | Exeter: 15 miles | Newton Abbot: 9 miles

• 2 Double Bedrooms • Semi Rural Location • Kitchen/Diner • Sitting Room • Bathroom & WC • Pets By Negotiation • Deposit: £917.00 • Council Tax Band: B • Tenant Fees Apply • 12 Months Plus

£795 Per Month

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

SITUATION

The property is situated in Teign Village which is a small settlement on the slopes of the Teign Valley, originally built in the early 1900's as housing for the quarry workers. The nearest village is Hennock which has a primary school, church and pub. The market towns of Bovey Tracey and Chudleigh are approximately three miles away and offer a full range of local amenities. The A38 dual carriageway is easily accessed linking Exeter and Plymouth and the motorway network.

ACCESS

The property is accessed off of Teign Village and there is a front laid to lawn area. There is a door leading to a porch area and a door leading to :-

LIVING ROOM

Good size carpeted room, with an open fireplace and a window to the front of the property.

KITCHEN/DINER

Comprises of wall and floor units, oven, hob and space for a fridge/freezer. Window to the back of the property, looking through to the utility room.

STUDY

Area for storage/space for a desk.

UTILITY ROOM

Room with space for appliances and plumbing for a Washing Machine and Tumble Dryer and a door to the garden.

STAIRWELL

Stairwell ascending from the living room, leading to the hallway with doors leading to :-

BEDROOM 1 WITH ENSUITE

BEDROOM - Double bedroom with a storage cupboard and a window to the back of the property, with countryside views.

ENSUITE - Comprises of a shower over the bath, WC, sink and a heated towel rail.

BEDROOM 2

Double bedroom with a window to the front of the property.

OUTSIDE

FRONT GARDEN - Laid to lawn garden with a walkway leading to the front door.

REAR COURTYARD - Rear courtyard which is accessed from the utility room, with a gate leading to the side walkway.

DIRECTIONS

Leave the A38 Devon Expressway at the B3344 signposted Chudleigh. Take the B3193 signposted to Christow and Trusham. Turn left immediately after the quarry, signposted Teign Village. Continue on this lane and you will enter Teign Village. The property will be found on the right, a short way before the end of the village.

SERVICES

Mains electric and drainage. Private Water.

Ofcom predicted broadband services - Standard: Download 28 Mbps, Upload 4 Mbps.

Ofcom predicted mobile coverage for voice and data: EE,

Three, O2 and Vodafone.

Council Tax Band: B

Agent Note: The electricity is provided via a pre paid meter key.

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: £795.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits a pet the RENT will be £820.00. DEPOSIT: £917.00, 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). 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.

HOLDING DEPOSIT & TENANT FEES

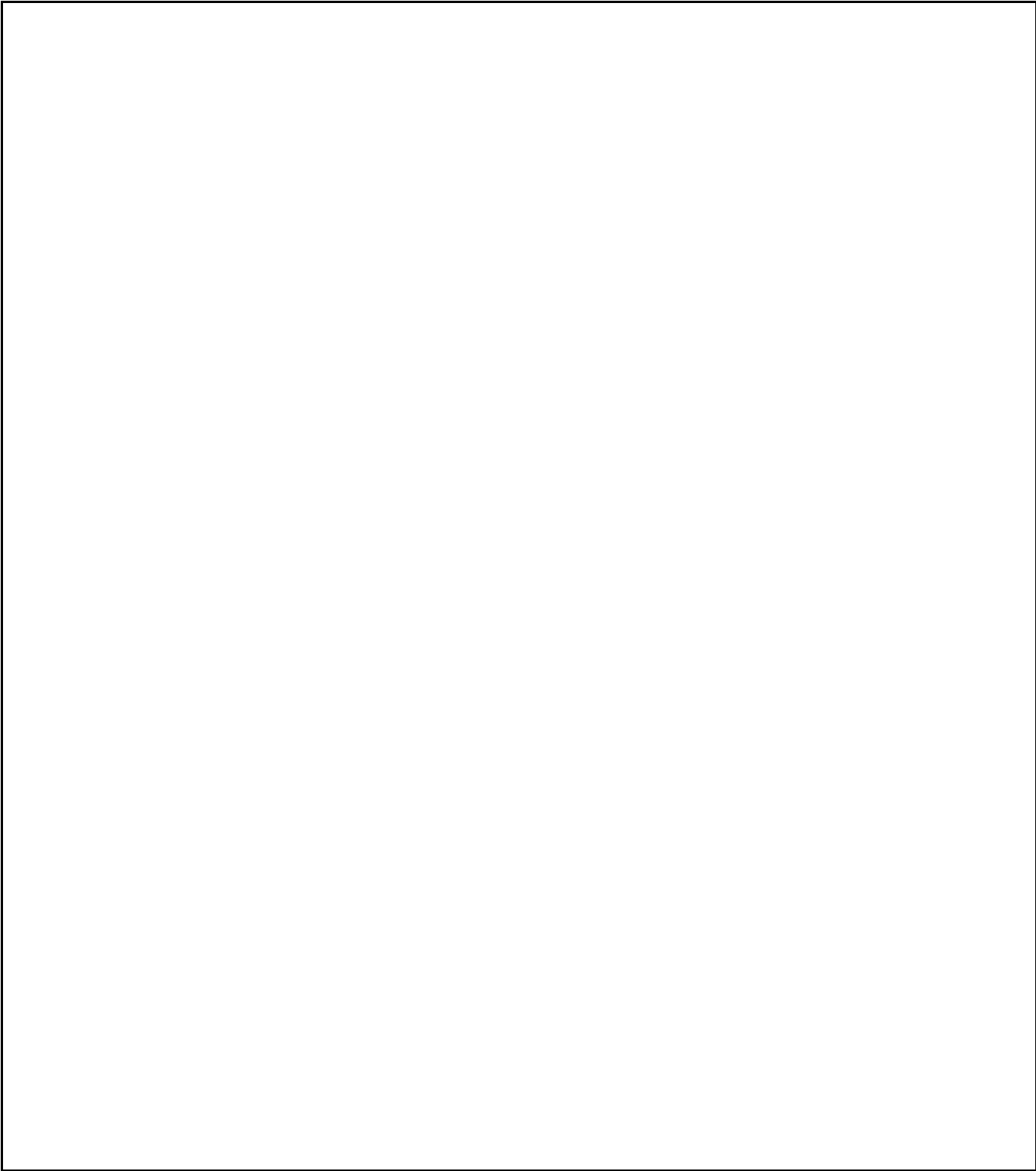
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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

