



**STAGS**

## The Coach House , Aish, Stoke Gabriel, Devon TQ9 6PT

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A spacious and characterful two bedroom cottage with idyllic rural views and access to a games room, an island rose garden with BBQ hut and landscaped communal grounds. EPC Band: E. Pets by negotiation. Tenant fees apply.

Stoke Gabriel: 1 mile | Totnes: 3 miles | Dartmouth: 8 miles

• Spacious 2 Bedroom Cottage • Games Room, Rose Island Garden & BBQ Hut • Ample Off Street Parking • A Third Bedroom Is Available For £250.00pcm • Large Communal Grounds • Furnished • Deposit: £1,750.00 • Pet By Negotiation • 6 Month Winter Let • Tenant Fees Apply

**£1,500 Per Calendar Month**

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

## SITUATION

Located in the small hamlet of Aish, the property is just one mile from the beautiful village of Stoke Gabriel on the banks of the River Dart in the South Hams. Families, couples, walkers, water enthusiasts and bird watchers are drawn to this area with its attractive countryside and villages. Totnes (3 miles) is a historic medieval market town at the head of the River Dart. It offers day to day amenities and has a reputation for music, art, theatre and natural health. The A38/Devon Expressway (6 miles) provides access to the cities of Exeter, Plymouth and beyond. There is a railway station at Totnes on the London Paddington line.

The South Hams has a number of National Trust properties including Agatha Christie's house at Greenway, Coleton Fishacre and Compton Castle. There are lovely beaches to explore, the South West Coast Path to walk and interesting harbours and marinas at Brixham and Torbay. A short drive and ferry ride away is Dartmouth (8 miles), home of the world famous Royal Regatta and Naval College.

## ACCOMMODATION

The Coach House is accessed via Aish Road, through a 5 bar gate, opening to a gravel driveway and leads to the allocated parking area. From the parking area, a courtyard leads to the cottage, with a partially glazed door leading to:-

## CONSERVATORY

A spacious, fully glazed conservatory which allows an abundance of light, with tiled flooring and a door opening to:-

## SITTING

Laminate flooring with a feature fireplace and a wood burning stove, a Radiator and an open arch which leads to:-

## OPEN PLAN KITCHEN DINER

A fitted kitchen with a selection of floor and wall units, an integrated oven and a four point ceramic hob, undercounter refrigerator, undercounter freezer and an integrated dishwasher. Windows to the front provide views over the courtyard. Dining area with laminate flooring, a radiator, understairs storage cupboard and a window to the rear.

## W.C

With laminate flooring a W.C and a wash hand basin.

## STAIRS AND FIRST FLOOR LANDING

The staircase is carpeted, rising to the first floor. Carpeted landing with radiator and a Velux window. Doors leading to:-

## BEDROOM 1

Carpeted double bedroom with Super King size split and link beds, a double built in wardrobe, two radiators and windows to the front which provide panoramic rural views. A door leads to:-

## EN-SUITE BATHROOM

A tiled suite with a jacuzzi bath and shower over, W.C, a wash hand basin and a heated towel rail.

## BEDROOM 2

Carpeted double bedroom with Super King size split and link beds, a built in wardrobe, two radiators and a window to the front and rear which provide idyllic rural views. A door leads to:-

## EN-SUITE BATHROOM

A tiled suite with a shower over bath, a W.C, a wash hand basin and a heated towel rail.

## OUTSIDE

The landscaped communal garden is laid mostly to lawn and bordered by mature shrubs. Ample seating is provided to enjoy the panoramic rural views. There is a games room, containing a darts board, pool table and a foosball table, while separately there is an island rose garden containing a bespoke BBQ hut. A separate outbuilding contains a communal washing machine and tumble dryer.

An electric charging point is available by separate negotiation.

## DIRECTIONS

From the A384: Stay on this road and go through Totnes, over the bridge and in the direction of Paignton (A385). After approximately 2 miles you'll pass Longcombe Cross Garden centre on the left. Take the next right hand turn sign (by the car sales/garage) signposted to Stoke Gabriel. Follow this country lane to Aish (approximately 1 mile). Aish Cross House is on the on the left hand side at the crossroads, just after the telephone/post box. Turn left at the crossroads then right into the orchard entrance and car park.

What3Words: mainframe.nods.pelting

## SERVICES

Mains electric and water. Private drainage. Heating - Oil fired central heating.  
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.  
Ofcom predicted broadband services - Standard: Download 25 Mbps, Upload 1 Mbps.  
Council Tax Band: Included in the rent.

## AGENT NOTE

The tenant will be required to pay contribution towards private water, sewerage, oil, electricity, logs and internet provision of £250.00 per calendar month.

The contribution is subject to review if utility use becomes excessive during the tenancy excessive.

## 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 under a license to occupy. RENT: £1,500.00 pcm exclusive of all charges. DEPOSIT: £1,750.00 Returnable at end of tenancy subject to any deductions (the deposit will be held by the landlords for the duration of the tenancy). 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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@StagsProperty



| 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>                            |         |           |
| (48-54) <b>E</b>                            |         |           |
| (35-47) <b>F</b>                            |         |           |
| (21-34) <b>G</b>                            |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |