



STAGS

Hazard Hill View , Harberton, Totnes, TQ9 7LN

A well presented 4 bedroom semi-detached home with a landscaped garden, a large driveway and countryside views. Pet by negotiation. EPC Band: E. Tenant fees apply.

Totnes: 3 miles | Dartmouth: 12 miles | A38: 4.4 miles

• Four Double Bedrooms • Part Furnished • 2 Reception Rooms • Landscaped Garden • Driveway Parking • Pets By Negotiation (Terms Apply) • 12 Month Tenancy Initially • Deposit: £2,307.00 • Council Tax Band: E • Tenant Fees Apply

£2,000 Per Calendar Month

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

SITUATION

The property is situated in the thriving parish of Harberton with its strong community bound by the well renowned Church House Inn, the historic church of St Andrews and the parish hall. Hazard Hill View is within a short distance of Totnes market town, the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty, with Dartmoor National Park to the north, and stunning beaches and coastline ten miles to the south. Totnes has a mainline railway station, allowing direct connections to London Paddington and Waterloo Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.

ACCESS

The property is accessed from the driveway through the garden. A stone staircase leads down to the original entrance and boot room. However, easy day to day access is available at garden level into small porch which leads into the 1st floor reception room.

STUDY

Study/snug area with window.

DOWNSTAIRS RECEPTION ROOM

Good size room with a wood burner and French doors to a small paved garden area.

KITCHEN

Eat-in kitchen with plenty of wall and floor units, Fridge/Freezer, Washing Machine, Range Cooker and Sink. A window to the side of the property and a dining table.

BOOT ROOM

Boot room with plenty of storage and fridge.

DOWNSTAIRS BATHROOM

Comprises of a Small Bath with Shower, WC, Hand Wash Basin and window.

BEDROOM 4

Large Double Bedroom situated at the end of the hallway, which could also be usefully repurposed as a study or further reception room.

STAIRWELL

Stairwell ascending to the 1st floor of the property.

1ST FLOOR RECEPTION ROOM

Good size, bright room and window with far reaching countryside view. Door leading to porch with access to the garden and deck.

MASTER BEDROOM

Double bedroom with storage cupboards, ensuite, and countryside view. ENSUITE - Comprises of a shower cubicle, WC and hand wash basin.

BEDROOM 2

Double bedroom with a free standing sink and built in storage cupboards. Window to the rear of the property with countryside views.

BEDROOM 3

Double bedroom with built in cupboards and countryside views.

UPSTAIRS BATHROOM

Comprises of a shower over bath, built in cupboards, WC and hand wash basin.

OUTSIDE

GARDEN - From the 1st floor the door opens to a decked area, which follows onto a landscaped garden with lawn.

DRIVEWAY - Sweeping driveway with parking for multiple cars. There is also outside storage and a log store.

DIRECTIONS

What3Words: Indulgent.Wizard.Value

SERVICES

Electric, water, drainage, oil. Oil heating.

Ofcom predicted broadband services - Standard: Download 2 Mbps, Upload 1 Mbps.

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

Council Tax Band: E

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, part furnished and is available in November. RENT: £2,000.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2,025.00. DEPOSIT: £2,307.00 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 AND 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
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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(93-100) A		
(81-92) B		
(69-80) C		
(55-68) D		
(48-54) E		
(29-47) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC