



## Tanglewood Marley Head To New Cross, South Brent, TQ10 9LW

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A detached studio timber framed cabin/annex, set within South Brent. The property benefits from a large driveway and stunning views. Sorry no Pets. Furnished. EPC Rating: C. Tenant Fees Apply.

Totnes 5 miles | Kingsbridge 8 miles | Dartmouth 11 miles

• Studio/Cabin • Countryside Location • Furnished • Gated Property • 5 Month Winter Let Until End of April • Immediate Move In • Extra £250p/m For Bills • Close to The Dual Carriageway • Deposit: £692.00 • Tenant Fees Apply

**£600 Per Calendar Month**

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## SITUATION

Tanglewood is nestled in a clearing with mature woodland, close to Marley Head and offers seclusion and privacy in an elevated position. The property is surrounded by lawn gardens and decking, and is an excellent example of a timber frame home in a truly superb natural setting.

The village of South Brent is about 2 miles away, this being a thriving village at the foot of the Dartmoor National Park which maintains much rural charm with a public house, a post office and various other facilities, including a primary school.

The bustling Medieval market town of Totnes is approximately 6 miles away and has a wider range of facilities which include a secondary school, a leisure centre/swimming pool, a unique High Street with many individual shops and boating opportunities on the River Dart. With superb access to the A38 Devon Expressway making for a fast commute to Exeter and Plymouth and there are mainline rail stations at Totnes and Ivybridge.

The property provides a wonderful home from which to explore the county, with endless walking opportunities within the Dartmoor National Park, as well as having good access to the South Hams coast, with the lovely estuary towns of Dartmouth and Salcombe, beautiful beaches and miles of coast path.

## ACCESS

The property is accessed off of Webland Lane. Tanglewood is a gated property, with the cabin and a further property. There is a large driveway from the gate to the parking area.

## OPEN PLANNED LOUNGE/BEDROOM/KITCHEN

KITCHEN - Floor units, with an Oven, Hob Fridge and Sink.

LIVING AREA - Good size living/sleeping area off the side of the room.

Windows to the front and back, countryside views of the garden.

## BATHROOM

Comprises of a WC, hand wash basin, shower cubicle and a heated towel rail.

## OUTSIDE

GARDEN - Outside of the cabin there is a bench for outside seating overlooking a grassed area, however the rest of the garden is for the use of the main property only.

PARKING - There is a parking area and space for 1 car.

STORE ROOM - There is a washing machine available for use in a storeroom next door, but storeroom itself is not available to store things in.

## AGENT NOTE

The tenant will be required to pay a contribution towards Council Tax, water, sewerage, electric and Wi-Fi of £250.00 per calendar month.

Please be aware the hot tub in the main photograph and the sofa inside is not included in the rental.

## SERVICES

Electric, water & drainage - Mains connected. Heating - Freestanding electric heater.

Ofcom predicted broadband services - Standard: Download 25 Mbps, Upload 4

Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, Vodafone and O2.

Council Tax: Included in the rent.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## LETTING

The property is available to let on a winter licence. RENT: £600.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £692.00 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 FEE

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

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implementing\\_the\\_renters\\_bill.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implementing_the_renters_bill.pdf)



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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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		