



**STAGS**

Saddleback Cottage Haytor Road, Haytor, Devon TQ13 9LL

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A well presented one bedroom barn conversion with a communal garden and parking on the edge of the Moors. Pets by negotiation. EPC Band: TBC. Tenant Fees Apply.

A38: 4 Miles | Totnes: 16 Miles | Exeter 18 Miles

• One Bedroom Barn Conversion • Rural Location • Two Allocated Parking Spaces • Communal Gardens • Available December • 12 Months Plus • Council Tax Band: A • Deposit: £807.00 • Pets By Negotiation (Terms Apply) • Tenant Fees Apply

**£700 Per Calendar Month**

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

## SITUATION

Saddleback Cottage is situated in an accessible area not far from the moors. On site there is Ullacombe Farm Shop, offering a café, shop and butchers. The town of Bovey Tracey is approximately 2 miles away and has a range of day-to-day amenities and facilities including medical, veterinary and dental surgeries, deli's, cafés, banks, bakeries, butchers, a library, places of worship, pubs, sports clubs and a primary school. The A38 Devon Expressway (4 miles) services Exeter (20 mins) to the north and Plymouth (30 mins) and provides a link to the motorway network. There are mainline rail services to London at Newton Abbot (7 miles) and Exeter. Exeter airport is less than a 30 minute drive.

## SITTING ROOM 18'9" x 16'0"

A bright dual aspect room with wooden flooring, two radiators and an airing cupboard housing the boiler. Windows to the front and rear overlooking the communal garden.

## KITCHEN 7'6" x 6'7"

Fitted kitchen with an electric oven and 4 point induction hob. Selection of wall and floor cupboards with a sink, space for an undercounter fridge/freezer and plumbing for a washing machine. Window to the rear.

## BEDROOM 12'2" x 11'8"

A double bedroom with carpeted flooring, a radiator and windows to the front. A door leads to:-

## SHOWER ROOM 7'4" x 6'5"

With laminate flooring, comprising a shower cubicle, W.C, wash hand basin and window to the rear.

## OUTSIDE

To the front, there is a communal terrace and garden with space for seating. To the rear of the property there, is a large car port which has been divided, providing this property with two parking spaces and a secure storage cupboard.

## AGENT NOTE

The tenant will be required to pay a contribution towards private water and sewerage of £50.00 per calendar month.

## DIRECTIONS

Leave the A38 Devon Expressway at Drumbridges exit and take the 4th exit signposted A382 Moretonhampstead and Bovey Tracey. At the next roundabout stay on the A382 Moretonhampstead road. At the next roundabout on the edge of Bovey Tracey take the first exit B3387 signposted to Haytor. When the road forks take the left fork signposted to Haytor. Pass the Edgemoor Hotel on your right and continue straight on for approximately three quarters of a mile on the Haytor road. Look out for the sign for Ullacombe Farm

Shop on the left hand side. Turn in and drive down to the end and park on the left hand side before the shop

## SERVICES

Mains electric. Private water and drainage. Heating - Oil central heating.

Ofcom predicted broadband services - Standard: Download 8 Mbps, Upload 0.8 Mbps.

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

Council Tax Band: A

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101.

E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## LETTING

The property is available to let on an assured shorthold tenancy for a initial 12 months, unfurnished. RENT: £700.00 pcm exclusive of all charges. DEPOSIT: £807.00, 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 ACT

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/6915beb8bc34c/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c/_roadmap.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.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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