



Southlands Cottage Millers Lane, Stoke Gabriel, Totnes, TQ9 6TD

A unique and beautifully presented three bedroom detached cottage with off street parking for up to two cars, an external store and far reaching rural and water views. Sorry no pets, EPC: E, Tenant Fees Apply.

Totnes 4 miles | Dartmouth 8 miles (via ferry) | Exeter 29 miles

• A Beautifully Presented 3 Bedroom Cottage • Idyllic Views • Private Garden • External Store • Council Tax Band: A • Furnished • Deposit: £1,903.00 • 6 Months Plus • Sorry No Pets • Tenant Fees Apply

£1,650 Per Calendar Month

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

SITUATION

The property is set in the heart of the popular village of Stoke Gabriel, which sits on the sunny northern bank of the stunning River Dart. Stoke Gabriel is one of the area's most sought-after villages, being attractive to holidaymakers in the summer, yet having a thriving, year-round, family-friendly community. The village boasts several shops, multiple eateries, two well-attended public houses, a post office, and a highly regarded primary school. The quayside serves recreational fisherman and sailors alike. There is also a thriving boating association, run by volunteers for members offering sailing, SUPs and kayaking. The bustling Elizabethan town of Totnes is only 4 miles away, with a wide range of individual shops and amenities and a main line rail station with direct connections to London Paddington.

ACCOMMODATION

Southlands Cottage is accessed at the end of Millers Lane, with a 5 bar gate opening to an unmade road and then onto a communal driveway and two allocated parking spaces. The parking spaces are located immediately to the right hand side of the property. From the parking spaces, a small path leads passed a raised flower bed and to the cottage, with a partially glazed door leading to:-

ENTRANCE HALLWAY

Entrance hallway with laminate flooring and underfloor heating. Steps and doors lead to:-

SITTING ROOM

A light and spacious room with laminate flooring and underfloor heating, an understairs storage cupboard, airing cupboard and access to the utility room. Windows to the front and bi folding doors to the side provide idyllic rural views and access onto the patio.

OPEN PLAN KITCHEN

A fitted kitchen with selection of floor and wall units, a four point hob, integrated electric oven and space and plumbing for a dishwasher. A cupboard contains an oil boiler with shelving and a separate small pantry.

UTILITY ROOM

A utility room with a wall and floor unit. a sink and space and plumbing for a washing machine and a tumble dryer.

BEDROOM 2

A double bedroom with laminate flooring, underfloor heating, a built in wardrobe and a window to the front.

BEDROOM 3

A double bedroom with laminate flooring, underfloor heating, a built in wardrobe and a window to the rear.

SHOWER ROOM

A fitted, partially tiled suite with a shower, W.C, wash hand basin, a heated towel rail and a window to the rear.

STAIRS TO BEDROOM 1

The staircase is carpeted, rising to the first floor bedroom.

BEDROOM 1

Carpeted double bedroom with a vaulted ceiling, exposed trusses and windows providing panoramic rural and water views. Radiator. Door leading to:-

EN-SUITE BATHROOM

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

OUTSIDE

To the side of the property there is a private patio which provides idyllic rural views. Opposite the cottage there is also shared external store.

SERVICES

Mains connected electricity and water. Heating - Oil fired heating. Private drainage via a septic tank.

Ofcom predicted broadband services - Superfast: Download 52 Mbps, Upload 8 Mbps.

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

Council Tax Band: A

AGENT NOTE

The tenant will be required to pay contribution towards electricity usage of £65.00 per calendar month and a contribution towards the provision of private water and sewerage of £25.00 per calendar month.

DIRECTIONS

What3Words: drops.levels.shoulders

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy for 6 months plus, furnished. RENT: £1,650.00 pcm exclusive of all charges. DEPOSIT: £1,903.00 Returnable at end of tenancy subject to any deductions (the deposit will be held with the landlords via an Insured Scheme with the Deposit Protection 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 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		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) A		
(81-92) B		
(69-80) C		
(55-68) D		
(48-54) E		
(35-47) F		
(21-34) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		