



The Barn Back Street, Modbury, Ivybridge, PL21 0RF

A well presented, two bedroom cottage in the heart of Modbury. The property benefits from a open planned living space and a fully fitted kitchen. EPC Band: D. Tenant fees apply.

Plymouth 15 miles | Totnes 13 miles | Kingsbridge 8 miles

• 2 Bedroom Cottage • Open Planned Living • Fully Fitted Kitchen • Two Double Bedrooms • Woodburner • Close to Town Centre • Deposit: £1,269.00 • Council Tax Band: B • Tenant Fees Apply

£1,100 Per Calendar Month

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

SITUATION

Nestled in the heart of the South Hams, Modbury is a charming and historic market town that offers the perfect balance of countryside tranquillity and modern convenience. Surrounded by rolling Devon hills and just a short drive from the stunning South Devon coastline, it is an ideal location for those seeking a relaxed lifestyle in a picturesque setting.

Rich in character, Modbury features attractive period architecture, independent shops, welcoming cafés, traditional pubs, and a strong sense of community. The town provides everyday amenities while retaining the charm and atmosphere of a quintessential English market town.

Residents enjoy easy access to some of Devon's most beautiful beaches, including Bigbury-on-Sea and Bantham, as well as the outdoor pursuits offered by nearby Dartmoor National Park. The larger centres of Plymouth, Totnes, and Kingsbridge are all within convenient reach, providing excellent transport links, shopping, and leisure facilities.

Renowned for its environmental awareness and community spirit, Modbury is a desirable place to live for families, professionals, and retirees alike. Whether you're looking for coastal adventures, countryside walks, or a welcoming local community, Modbury offers an exceptional quality of life in one of South Devon's most sought-after locations.

ACCESS

The property can be accessed off Back Street and the front door leads to a hallway, with storage cupboards and doors leading to :-

MASTER BEDROOM

Double bedroom with a fitted wardrobe and windows to the front of the property.

BEDROOM 2

Double bedroom with an airing cupboard and windows to the front of the property.

BATHROOM

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

DOWNSTAIRS WC

Benefits from a WC and a hand wash basin.

STAIRWELL

Stairwell ascending to the 1st floor, leading onto the :-

OPEN PLANNED KITCHEN/LIVING ROOM

KITCHEN - Benefits from a free standing fridge/freezer, oven, 4 point gas hob, sink, dishwasher and various wall and floor units.

LIVING ROOM - Vaulted ceilings with a log burner and multiple windows to the front of the property, therefore resulting in a bright and airy space.

SERVICES

Gas, electric, water and drainage. Heating - gas central heating.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.

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

Council Tax Band: B

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 periodic tenancy, unfurnished and is available immediately. RENT: £1,100.00 pcm exclusive of all charges. DEPOSIT: £1,269.00 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. Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.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			
92 (91-93)	A		
81 (81-91)	B		
69 (69-81)	C		
55 (55-69)	D	64	76
39 (39-55)	E		
21 (21-39)	F		
9 (9-21)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	