



The Flat Lotus Cottages, Paignton Road, Stoke Gabriel,
Devon TQ9 6SJ

A spacious three bedroom apartment in a beautiful
courtyard setting in Stoke Gabriel. Deposit: £1,557.00.
EPC Band: E. Tenant Fees Apply.

Totnes 4 Miles | Torquay 7 Miles | Exeter 26 Miles

• 2 Double Bedrooms • 1 Single Bedroom • Open Plan Living Room • Private
Balcony • Communal Courtyard • Off Road Parking • Council Tax Band:
B • Deposit: £1,557.00 • Pet By Negotiation • Tenant Fees Apply

£1,350 Per Calendar Month

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

SITUATION

Stoke Gabriel is an attractive and highly desirable village set in the cleft of one of the River Dart's banks; a perfect place to retire or raise a family, with children's sporting activities and a pre and primary school.

This friendly village with its winding, narrow roads has a church, two restaurant pubs and two shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car.

Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington.

The busy medieval town of Totnes is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including an indoor swimming pool and boating opportunities on the River Dart.

ACCOMMODATION

Steps from the courtyard lead up to the wooden BALCONY: with space for plant pots and a small outside table and chairs. Front door into the HALLWAY: with door leading into the open plan living space with two windows overlooking the private gardens. LIVING ROOM SPACE: comprises a modern fitted kitchen with space for a fridge freezer and dishwasher, one and a half sink with drainer, built in breakfast bar space for large dining table and living room furniture and gas living flame fireplace.

BEDROOM ONE: is a spacious double bedroom with built in vanity unit and window overlooking the garden. BEDROOM 2: also double bedroom with window overlooking garden.

BEDROOM 3: with built in vanity unit with window.

BATHROOM: comprises bath with shower over, WC , pedestal wash hand basin. Large airing cupboard with wooden slatted racking, housing the new condensing gas fired combi boiler and space and plumbing for a washing machine.

OUTSIDE

Open courtyard shared with the other cottages and a private balcony space to the front of the apartment ideal for al fresco dining. Communal washing line. One parking space allocated for this property with further parking spaces by agreement within the complex.

SERVICES

Electric, gas, water and drainage - Mains connected. Heating - Gas central heating.

Ofcom predicted broadband services - Superfast: Download 800 Mbps, Upload 200 Mbps.

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

Council Tax Band: B

LOCAL AUTHORITY

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

DIRECTIONS

From Totnes take the A385 Paignton/Torbay road. After

approximately 1 mile take the right turning by the garage, signposted Stoke Gabriel. Follow this road down through the village of Aish and then take the right turn at Lembury Cross into Aish Road. At the end of Aish Road and opposite Long Rydon, turn right, signposted village centre. Continue on this road past Old Orchard and then fork left continuing on Paignton Road. Lotus Cottages will be found a short way along on your right. Park in the parking area and walk down the steps to the left of The Roundhouse to get to the cottages. The flat is on the right hand side.

What3Words: paintings.mildest.accompany

LETTING

The property is available to let on an assured periodic tenancy. RENT: £1,350.00 pcm exclusive of all charges. DEPOSIT: £1,557.00 returnable at end of tenancy subject to any deductions (The landlord registers the deposit with a secure deposit scheme called deposit protection Service, which is administered in accordance with the 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' RIGHTS ACT

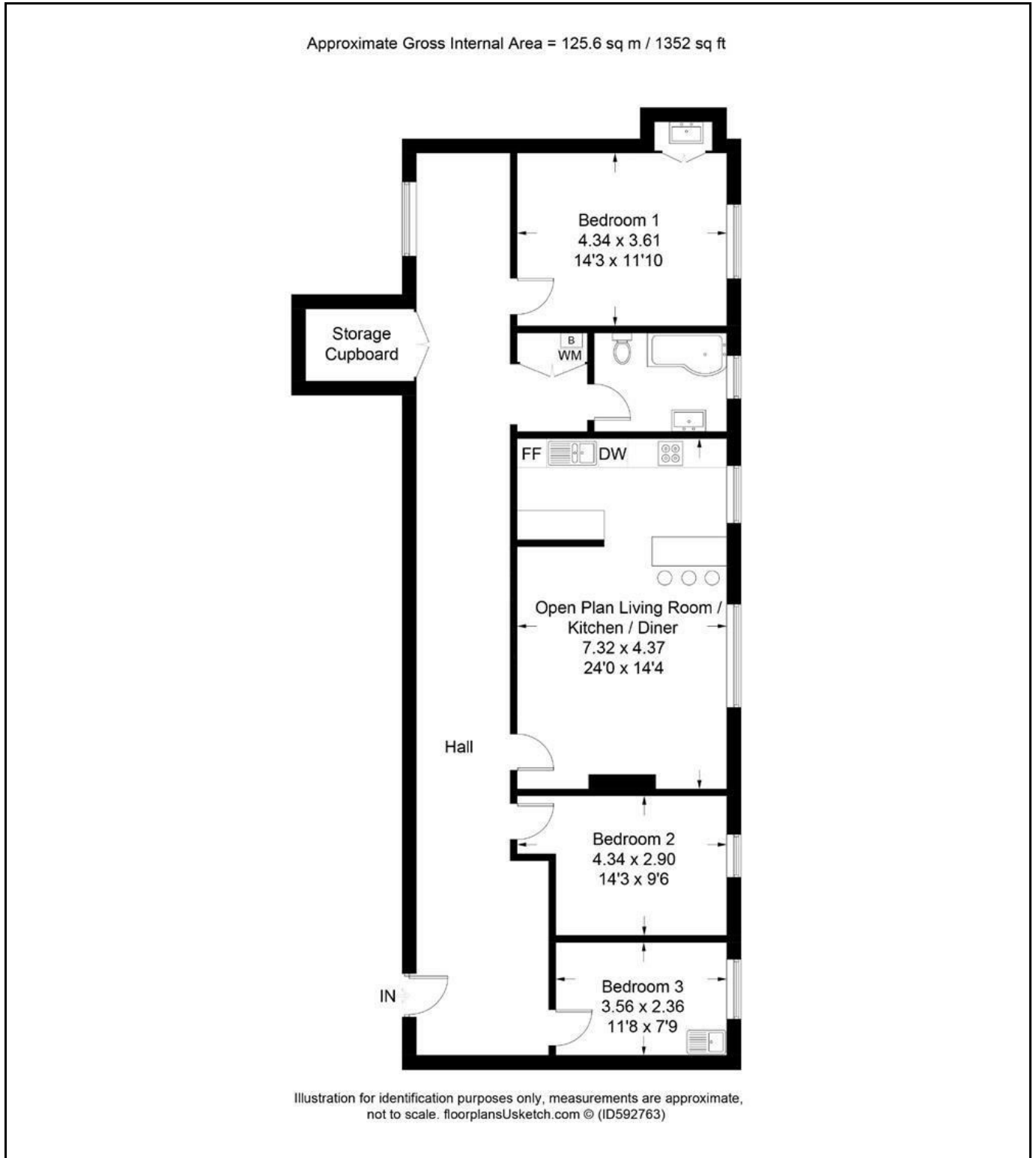
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

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
 01803 866130
 rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)		61	62
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	