STAGS

Tower Cottage Tower Cottage, Slapton, Devon TQ7 2PN

A unique and beautifully presented two bedroom semi-detached house, with a private courtyard garden, located in the heart of Slapton. Part-Furnished. Pets by negotiation. Deposit: £1,153.00. Council Tax Band: C. EPC Band: F. Tenant fees apply.

Kingsbridge: 5 Miles | Dartmouth: 8 Miles | Totnes: 13 Miles.

• A Unique 2 Bedroom Semi-Detached House • Idyllic Views Over the Church & Village • Two Reception Rooms with a Wood Burning Stove • Private Courtyard Garden • Furnished / Part-Furnished or Unfurnished The Landlord Is Flexible • Pets By Negotiation • 6 Months Plus • Deposit: £1,153.00 • Council Tax Band: C • Tenant Fees Apply

£1,000 Per Calendar Month

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

SITUATION
Slapton is considered to be one of the most attractive villages in the South Hams and is almost equi-distant between Kingsbridge and Dartmouth. The village has a thriving local community, two excellent pubs, a well-stocked general store, village hall, chapel and C13th church. It is just a few minutes walk from Slapton Sands and is also known for the internationally famous Slapton Ley Nature Reserve.

The South West coast path is easily accessible and takes in some of the most spectacular scenery the region has to offer. The nearby town of Kingsbridge is a popular market town, which itself lies at the head of the Kingsbridge Estuary and offers an excellent range of shops, local services and facilities. There is much in the area to satisfy the sports person, including a Sports Centre with an indoor swimming pool, walking, horse riding, paddle boarding and trout fishing, as well as several excellent golf courses within easy reach. This estuary town is further enhanced by its enviable location and sublime microclimate, which enables a wealth of outdoor activities and good living.

ACCOMMODATION
The property is accessed via the Brook Street. With front door opening to:-

ENTRANCE HALLWAY
Entrance hallway with natural slate flooring and a storage cupboard, Radiator. Doors leading to:-

SITTING ROOM
A cosy room with an attractive stone built fireplace and feature wood burning stove (not operational). A French door provides access to the side garden, while windows to the front provide views over the Church and idyllic rural countryside beyond.

LOUNGE
Slate tiled flooring, with a feature fireplace containing a wood burning stove and a built-in storage cupboard to the side. One electric radiator and a further gas fired radiator. A storage cupboard with shelving, an understairs storage cupboard and windows to front with pleasant views across the village complete the room. The lounge leads onto:-

DINING AREA
Slate tiled flooring with ample space for a dining room table and a window to the rear and side. The dining area leads onto:-

KITCHEN
A fitted galley style kitchen with an electric oven and 4 point hob. Selection of wall and floor cupboards, with an integrated microwave and space for a refrigerator. Radiator. Two Velux windows allow an abundance of light, while windows and a French door provide views and access to the rear garden. A door leads to:-

UTILITY ROOM
With an LPG-fired boiler and space and plumbing for a washing machine and tumble dryer.

STAIRS AND FIRST FLOOR LANDING
The staircase is carpeted, rising to the first floor with a carpeted landing. Radiator. Windows to the front provide views over the Church and village. Doors leading to:-

BEDROOM 1
A spacious room with carpeted flooring. Radiator. Windows to the front and side provide pleasant views over the village and surrounding farmland.

BATHROOM
A partially tiled suite with a freestanding, roll-top bath and a separate double shower cubicle containing an electric shower. W.C, wash hand basin and a heated towel rail. Two Velux skylights allow light and provide views of the Tower of Collegiate Chantry of St Mary.

BEDROOM 2
Double bedroom with carpeted flooring, a radiator and a window to the front with idyllic rural views.

OUTSIDE
To the side of the property is a gravelled seating area with a low, front boundary wall and gate which accesses Brook Street.

The rear garden has a slate-style gravelled seating area, bordered by a stone wall. A small pathway leads up stone steps to a stone store, which also houses the bottled LPG gas. A further a gate provides access to the carpark for the Tower Inn.

DIRECTIONS
From Kingsbridge, take the A379 towards Dartmouth. Follow this road for just over 5 miles and, at Care House Cross, continue in the direction of Dartmouth on the A379. Pass through Torcross (1 mile) and after a further 1.3 miles, turn left signed Slapton. Follow this road up the hill and into the village. At Sands Road Cross, follow the road around to the right and follow this road through the village, passing the Queens Arms pub on your left. Tower Cottage will be found after a short distance on the right hand side.

What3Words: perplexed.committee.sprint

SERVICES
Electric, water, drainage, gas - Mains connected. Heating - LPG Bottled Gas central heating.
Ofcom predicted broadband services - Superfast: Download 49 Mbps, Upload 8 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three and O2.
Council Tax Band: C

ENERGY PERFORMANCE
Westcombe Farmhouse has a current EPC Rating: F
An exemption from the Minimum Energy Efficiency Regulations has been registered for this property.

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

LETTING
The property is available to let on an assured shorthold tenancy. RENT: £1,000.00 pcm exclusive of all charges. DEPOSIT: £1,153.00 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 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.
Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_Renters_Righ
_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.

STAGS

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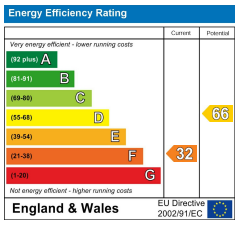
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