

STAGS

6 Gidleys Meadow, Dartington, Totnes, Devon TQ9 6JZ

A recently renovated 3 bedroom semi-detached house, situated in the village of Dartington. Offering 2 double bedrooms, 1 single bedroom/study, modern shower room, living room, open plan kitchen diner with fitted kitchen, outside storage room/workshop/utility, parking for 2 cars and front and rear gardens. EPC Band: D. Tenant fees apply.

Exeter 26 miles | Plymouth 24 miles | A38 6 miles

• Three Bedroom House • Modern Shower Room • Parking For Up To 2 Cars • Private Rear Gardens • Outside Storage Room/Workshop/Utility • Available December • Good Commuter Links • Council Tax Band: D • Deposit: £1,730.00 • Tenant Fees Apply

£1,500 Per Calendar Month

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

SITUATION
The property is situated in the historic village of Dartington, approximately a five minute drive from the town of Totnes, Totnes is a bustling market town with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character, that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, a supermarket, an interesting range of galleries, together with riverside walks, the Guild Hall, churches and its very own Norman Castle. There is a mainline railway station with links to London Paddington and the A38/Devon Expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the motorway network.

ENTRANCE HALL
Door to downstairs WC, window to the side, stairs rising to the first floor landing and door to living room.

WC
Comprising of a white suite with WC and corner wash hand basin and a window to the side.

LIVING ROOM
A bright room with a large window overlooking the front garden. Under stairs storage cupboard and archway to:-

KITCHEN
A fitted kitchen comprising of grey gloss fronted base and wall units with a work surface above, space for a tall fridge freezer, space and plumbing for a washing machine, one and a half sink with drainer and mixer taps, electric oven with electric hob above and extractor. Part glazed door allowing access to the rear garden, one double glazed window to the rear and one to the side. Cupboard housing the gas combination boiler.

WORKSHOP/UTILITY/STORE ROOM
Accessed either from the front driveway or rear garden. A large room with a window to the rear, apex ceiling, base and wall mounted units with a work surface above, plus a large cupboard, power and lighting.

STAIRWELL TO 1ST FLOOR
Stairwell ascending to the 1st floor landing with a window to the side and door to storage cupboard which houses the electric immersion cylinder.

BEDROOM 1
Situated to the front of the property with a window overlooking the front garden and driveway. Large double built in wardrobes.

BEDROOM 2
Positioned to the rear of the property with a window overlooking the rear garden. A double room.

BEDROOM 3
A single room situated to the front of the property with a door to a large over the stairs cupboard.

BATHROOM
Comprising of a modern suite with a large double shower to one wall, vanity unit with circular sink above, integrated WC, underfloor heating, motion sensor lighting, heated towel rail and an obscured window to the rear.

OUTSIDE
FRONT GARDEN:
Comprising of flower borders and a square area laid with stone chippings.

REAR GARDEN:
A good size space surrounded by wooden fencing. There is a raised concrete seating area accessed from the dining room and pathway leading to the workshop/store/utility room. Below is a level area with stone chippings, surrounded by mature flower borders with steps down on to a decked seating area with rope railings. Behind the workshop there is a large rain water collection tank for watering the garden.

PARKING:
There is a tandem driveway with parking for 2 cars.

DIRECTIONS
From Totnes proceed towards Dartington on the A385 and upon reaching the village proceed directly over the roundabout towards Plymouth. After a short distance turn left at the roundabout into Mill Road and then in turn into Gidleys Meadow and turn right and then right again where the property can be found in the far right hand corner.

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

SERVICES
Mains electric, gas, water, drainage - Mains connected. Heating - Gas central heating.

Ofcom predicted broadband services - Ultrafast: Download 10000 Mbps, Upload 10000 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Vodafone and O2.
Council Tax Band: D

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,500.00 pcm exclusive of all charges. DEPOSIT: £1,730.00 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 & 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.

STAGS
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