

STAGS

Bilberry Tithe Hill, Churchstow, Kingsbridge, Devon TQ7 3QZ

A superb 4 bedroom semi detached property, in a quiet, tucked away part of Churchstow with a large rear garden, wonderful countryside views and parking for 3 cars. Garden maintenance included. Semi-rural location. Energy Rating B. Deposit: £2,163.00. Tenant Fees Apply.

Kingsbridge 2 miles | Salcombe 6 miles | Plymouth 19 miles

• Semi-Rural Location • 2 Bathrooms • Large Garden • Gardener Included In The Rent • Parking for up to 3 cars • Council Tax Band: E • Available From November • Deposit: £2,163.00 • Tenant Fees Apply • Winner of the Devon Building Control Award of Excellence 2020

£1,875 Per Calendar Month

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

SITUATION
Churchstow is an attractive village with its own Inn, Post Office/village store and Church. It is only 2 miles or so from the thriving market town of Kingsbridge with an excellent range of shops, local services and facilities including a Sports Centre, primary and community college which was graded outstanding' by Ofsted, health centre and hospital. In the other direction, and just a few minutes away, is the renowned surfing beach at Bantham whilst the sandy beaches at Thurlestone & South Milton are also only a short drive away. The sailing town of Salcombe is 6 miles away whilst the port and naval town of Dartmouth is just half an hour or so driving distance.

ACCOMMODATION
GROUND FLOOR:
HALLWAY: Porcelain tiled floor leading to sitting room and downstairs WC.
SITTING ROOM: Porcelain tiled floor leading to kitchen and rear garden. Windows providing views to front of property.
KITCHEN DINER: Fitted kitchen with central island and integrated appliances. Space for a dining room table with doors leading to the back garden.
SNUG: Leading form the kitchen diner with doors providing views over, and access onto the rear terrace and garden.
UTILITY ROOM: With space and plumbing for a washing machine and a tumble dryer, and providing access to the side of the property.
DOWNSTAIRS WC: WC and wash hand basin.

FIRST FLOOR:
BEDROOM 4/STUDY: Single bedroom with engineered oak flooring with radiator and window.
BEDROOM 3: Double bedroom with engineered oak flooring with radiator and window.
BEDROOM 2: Double bedroom with engineered oak flooring with radiator and window.
BATHROOM: Family bathroom with large shower and separate bath.

SECOND FLOOR:
BEDROOM 1: Large double bedroom on the second floor with engineered wood flooring, a walk in wardrobe and En-suite.
EN-SUITE: Shower with WC and wash hand basin.

OUTSIDE
GARDEN: A south-east facing, large garden. Consisting of a patio and sloping lawned area.

PARKING: Off street for two cars.

AGENT NOTE
The property has been extended to create a snug and utility room, which is not currently shown within the marketing photographs.

DIRECTIONS
From Kingsbridge take the A379 road towards Modbury, follow this road into the village of Churchstow. When entering Churchstow take the left hand turning, after the Church House Inn pub, on to Glebeland and then take the second left hand turning into Tithe Hill. The property can be found at the bottom on the right hand side.

What3Words: highways.precluded.cleans

SERVICES
Electric, water and drainage - Mains connected. Heating - Oil fired central heating.
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: E

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. RENT: 1,875.00 pcm exclusive of all charges. DEPOSIT: £2,163.00 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 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 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.

STAGS
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