



2 South View Terrace Brook Street, Slapton, TQ7 2PP

A furnished two bedroom cottage situated in the heart of Slapton, with a front garden and separate utility building. Fully furnished. Pet by negotiation. Deposit: £1,038.00. Council Tax Band: B. EPC Band: E. Tenant fees apply.

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

• Two Bedroom Cottage • Fully Furnished • Situated in the heart of Slapton • Outside Storage/Utility Room/WC • Wood Burning Stove • 12 Months Plus • Council Tax Band: B • Deposit: £1,038.00 • Pet by Negotiation • Tenant Fees Apply

£900 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 coastal 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.

ACCESS

The property is accessed from a pathway off of Brook Street. Front door leads to a porchway, opening up to :-

LIVING ROOM

Good size living room, with a log burner and window to the front of the property.

KITCHEN/DINING ROOM

KITCHEN - Comprises of wall and floor units, electric oven, 4 point hob, extractor fan and a fridge with freezer draw. Window to the back of the property.

DINING ROOM - Good space with a 4 seater dining table.

STAIRWELL

Stairwell ascending to the 1st floor landing, with doors leading to :-

MASTER BEDROOM

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

BEDROOM 2

Single bedroom with a window to the back of the property.

BATHROOM

Comprises of a shower over bath, WC, hand wash basin and an airing cupboard.

OUTSIDE

FRONT GARDEN - To the front of the property, there is a separate garden area, which is laid to lawn and has a shed for storage.

SEPERATE UTILITY ROOM - To the rear of the property there is an outbuilding, which has a utility area with a washing machine, tumble dryer, hand wash basin and separate W.C. Can be used as storage space aswell.

DIRECTIONS

What 3 Words: scared.northward.sprawls

SERVICES

Mains electric, water and drainage. Heating - Electric heating.

Ocom predicted broadband services - Superfast: Download 68 Mbps, Upload 15 Mbps.

Ocom predicted limited mobile coverage for voice and data: EE, Three 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.

LETTINGS

The property is available to let on an assured shorthold tenancy. RENT: £900.00 pcm exclusive of all charges. DEPOSIT: £1,038.00 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 ACT

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_the_renters_rights_act.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.



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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC