



STAGS

1 Berry Farm Cottages , Berry Pomeroy, Totnes, TQ9 6LG

A spacious 2 bedroom semi-detached cottage, with a private courtyard and off street parking. EPC Rating Band D. Deposit: £1,384.00. Tenant fees apply.

Berry Pomeroy 0.7 Miles | Totnes 1 Mile | Torbay 8 Miles | A38 19 Miles

• Spacious Two Bedroom Cottage • Newly Refurbished Throughout • Private Courtyard • Off Street Parking • Council Tax Band: B • Deposit: £1,384.00 • Tenant Fees Apply

£1,200 Per Calendar Month

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

SITUATION

The attractive village of Berry Pomeroy has a primary school, village hall, a church and is in an Area of Outstanding Natural Beauty, not far from the banks of the River Dart, with Dartmoor and the English South West coast and beaches close by.

Berry Pomeroy is 2 miles from the interesting market town of Totnes, known for its 'alternative' and 'transition town' lifestyle, literary and music festival, riverside life and main line railway station taking you to London Paddington in around three hours.

Newton Abbot, with its main line railway station, is approximately 7 miles away and the coastal town of Paignton being 4 miles. The A38 situated 5 miles from Totnes, connects the town with Exeter and Plymouth.

DESCRIPTION

A newly refurbished, spacious 2 bedroom semi-detached cottage, with a private courtyard and off street parking. Pet by negotiation. EPC Rating Band D. The property forms part of the Berry Pomeroy Estate. Tenant fees apply.

ACCOMMODATION

The entrance to the front of the property is via a small front courtyard, with front door leading to:-

ENTRANCE HALLWAY

Entrance hallway with laminate flooring. A door leads to:-

SITTING ROOM

A spacious room with laminate flooring and a feature fireplace, two radiators and window to the front.

KITCHEN

A fitted kitchen with an electric oven and 4 point hob. Selection of floor cupboards with space and plumbing for a washing machine. Window to the rear.

REAR HALLWAY

With laminate flooring, a radiator, a window to the side and a door providing access to the private courtyard and parking area.

STAIRS AND LANDING

The staircase is carpeted, rising to the first floor. Radiator. Carpeted landing with doors leading to:-

BEDROOM 1

Carpeted double bedroom with exposed trusses. Windows to front and rear. Two radiators.

BATHROOM

A fitted suite with a shower, W.C, wash hand basin and window to rear.

BEDROOM 2

Carpeted double bedroom with a double built in wardrobe. Window to front. Radiator.

PRIVATE COURTYARD

The courtyard is laid to concrete and bordered with fencing and walls.

AGENT NOTE

Further external stores are available by separate negotiation.

PARKING

To the rear of the property a large courtyard provides ample parking space for residents and visitors.

DIRECTIONS

What3Words: Kennels.admires.fattening

SERVICES

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

Ofcom predicted broadband services - Ultrafast: Download 900 Mbps, Upload 900 Mbps.

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

Council Tax Band: B

LOCAL AUTHORITY

Council Tax Band B: 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: £1,200.00 pcm exclusive of all charges. DEPOSIT: £1,384.00 returnable at end of tenancy subject to any deductions (The landlord registers the deposit with a secure deposit scheme called Mydeposits.com, which is administered in accordance with the Deposit Scheme and Dispute Service).

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' 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
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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		86
(81-91) B		
(69-80) C		67
(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		