

STAGS

The Coach House Plymouth Road, Totnes, Devon TQ9 5LU

A two bedroom cottage with two parking spaces and a communal garden, situated on a working farm with beautiful views of the surrounding countryside. WATER AND SEWAGE INCLUDED. EPC Band E. Tenant fees apply.

A38 5 miles | Plymouth 24 miles | Exeter 29 miles

• 2 Bedroom Cottage • Parking For 2 Cars • Communal Garden • Water & Sewage Included In The Rent • Countryside Views • Deposit: £1,009.00 • Council Tax Band: B • Tenant Fees Apply

£875 Per Calendar Month

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

SITUATION
Totnes is a bustling market town full of interest, 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 independent shops and galleries together with riverside walks, the Guild Hall, cinema, churches and its very own Norman Castle. There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

ACCOMMODATION
A gravelled driveway and parking area that leads to the front of the property and entrance, with front door leading to:-

HALLWAY
Entrance hallway with carpeted flooring, an understairs storage cupboard, radiator and window to the side. Doors leading to:-

BEDROOM 1
Double bedroom with carpeted flooring and window to the front. Radiator.

BATHROOM
Tiled suite with a shower over the bath, WC, wash hand basin and a towel rail.

STAIRS AND LANDING
The staircase is carpeted and rises to the first floor. Carpeted landing with doors leading to:-

RECEPTION ROOM
A spacious room with laminate flooring, a radiator and window to front. Leading to:-

KITCHEN
Kitchen with electric oven and 4 point hob. Selection of wall and floor cupboards with stainless steel sink, a mixer tap and fridge freezer. Window to front.

BEDROOM 2
Double bedroom with carpeted flooring, a built in wardrobe and window to the front. Radiator.

EXTERNAL STORE
Located next to the property an open store, with space and plumbing for a washing machine.

SERVICES
Electric - Mains connected. Heating - Electric heating. Private water and drainage via a shared septic tank.
Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1 Mbps.
Ofcom predicted limited mobile coverage for voice and data: Vodafone, EE, Three and O2.
Council Tax Band: B

AGENT NOTE
Mains electricity is supplied by a sub meter to the house. The meter will be read monthly and usage will be invoiced to the tenant.

DIRECTIONS
From the centre of Totnes office take the Old Plymouth Road towards Avonwick and South Brent. Pass Kellick Drive on the left and take the second left turning in to Broomborough Drive. Follow the sign for Broomborough Farm to the end and the main house will be found on the right and then just past the entrance to the main house there is parking and the property can be found, set back, on the right hand side.

What3words: rent.subway.commoners

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 periodic tenancy. RENT: £875.00 pcm exclusive of all charges. DEPOSIT: £925.00 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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