



20 Pound Field, Stoke Gabriel, Totnes, Devon TQ9 6QA

A recently decorated, semi-detached bungalow situated in the popular village of Stoke Gabriel. The property benefits from a front and back garden, garage and driveway parking. Pets by negotiation. EPC Band: C. Deposit: £1,442.00. 12 months plus. Council Tax Band: C. Tenant Fees Apply.

Totnes: 4 miles | Dartmouth: 8 miles (via ferry) | Exeter: 29 miles

• Three Double Bedroom Bungalow • Recently Decorated Throughout • Front and Rear Gardens • Driveway Parking and Garage • Popular Village Location • 12 Months Plus • Council Tax Band: C • Pets by Negotiation • Deposit: £1,442.00 • Tenant Fees Apply

£1,250 Per Calendar Month

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

SITUATION

Stoke Gabriel is an attractive and highly desirable village set in the cleft of one of the River Dart's banks; a perfect place to retire or raise a family, with children's sporting activities and pre and primary school.

This friendly village with its winding, narrow roads has a church, two pubs and two shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car.

Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington.

The busy medieval town of Totnes is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

ACCESS

The property is accessed down the driveway, leading to the front door opening up to a porch area.

PORCH AND HALLWAY

Porch area, with a separate door opening up to the hallway, with doors leading to :-

LOUNGE

Good size lounge, with a feature fireplace and window to the front with a view of the front garden. Carpeted flooring.

BEDROOM 2

Double bedroom with a window to the front. Carpeted flooring.

BATHROOM

Comprises of a shower over bath, hand wash basin, WC and a storage cupboard. Lino flooring and frosted window to the side.

BEDROOM 1

Double bedroom with storage wardrobe and cupboards. Window to the back of the property with a view of the rear garden and carpeted flooring.

KITCHEN/DINING AREA

A range of wall and floor units, washing machine, dishwasher, electric cooker, and space for an undercounter fridge/freezer.

There are two steps down to a good size area, with space for a dining table and a door leading to the driveway and another leading to the rear garden. Lino flooring.

BEDROOM 3

Double bedroom with storage wardrobe and cupboards. Window to the back and carpeted flooring.

OUTSIDE

FRONT GARDEN - Benefits from a grass area and flower beds.

REAR GARDEN - Accessed via the kitchen, down 3 steps. Good size garden with slabs and laid to lawn, with shrubs surrounding the garden and a greenhouse.

DRIVEWAY - Good size driveway, which will fit 3 cars comfortably.

GARAGE - Single garage at the end of the driveway.

SERVICES

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

Ocom predicted broadband services - Superfast: Download 80 Mbps, Upload 20Mbps.

Ocom predicted limited mobile coverage for voice EE, Three, O2 and Vodafone.

Council Tax Band: C

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 a assured shorthold tenancy for 12 months plus, unfurnished and is available early March. RENT: £1,250.00 pcm exclusive of all charges. Pets by negotiation. DEPOSIT: £1,442.00 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 FEE

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). 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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

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_bill.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
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(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	