STAGS

Stone Cottage Langwells Court, Blackawton, Totnes, Devon TQ9 7BG

**A well presented two bedroom cottage, with a separate garage, located in the heart of Blackawton. EPC Band: E. Tenant Fees Apply.**

Dartmouth: 7 miles | Totnes: 8 miles | Kingsbridge: 8 miles

• Two Bedroom Cottage • Convenient Village Location • Separate Garage • Private Courtyard • Available September • Deposit: £865.00 • Council Tax Band: C • Tenant Fees Apply

## £750 Per Calendar Month

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

## SITUATION
The idyllic village of Blackawton nestles amongst the stunning rolling hills and countryside of the South Hams. The village has a strong community with a highly regarded primary school, a community shop, a village hall, the parish church of St Michael and popular public house, the George Inn. Dartmouth is the closest town, a popular boating centre boasting a world-famous regatta and naval college, with a unique range of shops, galleries and restaurants.

Blackawton is approximately 8 miles from Totnes, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Totnes also has a mainline railway station, with direct links to London Paddington.

## ACCOMMODATION
Steps lead to the front entrance, with front door opening to:-

## ENTRANCE HALLWAY
An entrance hallway with carpeted flooring, an airing cupboard and a radiator. Doors lead to:-

## SITTING ROOM
A light and airy room with carpeted flooring, a radiator and a window to the front and rear.

## KITCHEN
A fitted kitchen with an electric oven and 4 point hob. Selection of wall and floor cupboards and space for a washing machine and a refrigerator.

## BEDROOM 1
Carpeted double bedroom with a radiator. Window to the side.

## BATHROOM
A fitted suite with a shower over bath, W.C, wash hand basin and a towel rail.

## BEDROOM 2
Carpeted bedroom, with a built in wardrobe and a radiator. Window to rear.

## OUTSIDE
A gravelled area bordered by an wrought iron fence wraps around the rear of the property.

## GARAGE & PARKING
A single garage with an up and over garage door is located opposite the property. One car can be parked in front of the garage.

## SERVICES
Mains electric which is currently on a pay as you go meter, water and drainage.
Ofcom predicted broadband services - Standard: Download 1800 Mbps, Upload 220 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three 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 an assured periodic tenancy, unfurnished and is available immediately. RENT: £750.00 pcm exclusive of all charges. DEPOSIT: £865.00 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.
Pets may be considered at this property subject to a vetting application.

## 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.

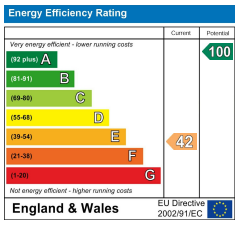
## RENTERS' RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition 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.

STAGS

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk

@StagsProperty

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