



The Old Dairy Whiteley Farm, Dartington, Totnes, Devon TQ9 6DJ

An attached 1 bedroom property on a working farm close to the popular village of Dartington. Heating, hot water, water & sewerage charges included in rental (Terms Apply). Allocated Parking Space. Unfurnished. EPC Band D. Deposit: £778.00. Sorry no pets. Tenant fees apply.

A38 5 miles | Exeter 27 miles | Plymouth 22 miles

• One Bedroom • Allocated Parking Space • Idyllic Rural Views • Open Plan Living Area • Sorry No Pets • Heating, Hot Water, Water & Sewerage Charges Included (Terms Apply) • Deposit: £721.00 • 12 Months Plus • Council Tax Band: A • Tenant Fees Apply

£625 Per Calendar Month

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

SITUATION

The Old Dairy is situated on Whiteley Farm which is a mixed working farm on the outskirts of Dartington, which has a well known public house and the famous Dartington Cider Press. The market town of Totnes is less than 2 miles away and is a wonderful medieval market town situated in the heart of the South Devon countryside. It is often considered the Gateway to the South Hams. Today Totnes is a bustling and thriving market town that maintains much of its original character full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including an indoor swimming pool and boating opportunities on the River Dart. The A38 Devon Expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Totnes has a mainline railway allowing access to London Paddington.

ACCOMMODATION

ENTRANCE HALL: Space for hanging hooks.

BATHROOM: Comprising of a white suite with shower over, WC and wash hand basin. Window to the side.

OPEN PLAN SITTING ROOM/DINING/KITCHEN: Open plan room with radiators. The kitchen area comprises of a modern kitchen with light wood wall and base units and a roll top work surface above, an electric cooker, space for a fridge, stainless steel sink and drainer.

BEDROOM: Double room with a built-in double wardrobe, radiator and window overlooking the countryside beyond.

OUTSIDE

Parking area to the front with space for 1 car, shared use of the communal lawn, as seen in the photographs and use of communal laundry room.

SERVICES

Oil fired central heating and hot water included in rent. Mains water and private sewerage charges included in rent. Mains electricity, There is no central heating in the Summer (Mid April until Mid Sept) There is an Air Band dish.

Ofcom predicted broadband services - Superfast: Download 20 Mbps, Upload: 2 Mbps.

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

Council Tax Band: A

AGENT NOTE

Heating is provided at set times from another building and controlled by the Landlord.

Electricity is via a sub-meter which the landlords will read and charge quarterly.

The laundry room is in a separate building and contains a washing machine and tumble dryer, which are coin operated.

DIRECTIONS

From the Totnes office of Stags turn right and at the roundabout take the A385 signposted to Dartington. Go past Morrisons petrol station on your left. At the traffic lights take the left hand lane and turn left, following the signs

towards Kingsbridge. At the next set of traffic lights turn right and follow the road past Follaton House (the South Hams District Council offices). Take the next right hand turning signed for Dartington. Follow this road down and over a small bridge, the entrance to Whiteley Farm will be on your left hand side. Follow the signs for the cottages, follow the road up and around to the left and then there is parking to the left hand side.

What3Words: pressing.wharfs.depravity

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £625.00 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £721.00 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). 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 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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	