



2 The Square, Berry Pomeroy, Totnes, TQ9 6LH

A characterful 2 bedroom cottage with a private garden, located in Berry Pomeroy. The property forms part of the Berry Pomeroy Estate. EPC Rating Band D. Deposit: 1,200.00. Tenant fees apply.

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

• 2 Bedroom Cottage • Wood Burning Stove • Semi-Rural Location • Private Garden • Council Tax Band: C • Deposit: £1,200.00 • 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 and 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 4 miles. The A38 situated 5 miles from Totnes, connects the town with Exeter and Plymouth.

ACCOMMODATION

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

HALLWAY

Entrance hallway with carpeted flooring and a radiator. A door leads to:-

LOUNGE

Carpeted flooring with a feature fireplace, containing a wood burning stove, an understairs cupboard and built in storage cupboards to the rear and side. Radiator. Window to front.

KITCHEN

Recently fitted kitchen with an electric oven and 4 point hob. Selection of wall and floor cupboards, with space for a washing machine or dishwasher and refrigerator. Radiator. A window provides views over the rear courtyard and garden. A door leads to:-

REAR HALLWAY

Tiled flooring with a door leading to the rear courtyard.

A door leads to:-

UTILITY ROOM & W.C.

A utility area with a worktop and space and plumbing for a washing machine, dishwasher or a tumble dryer. W.C and wash hand basin. Window to rear.

HALLWAY, STAIRS AND LANDING

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

BEDROOM 1

Carpeted double bedroom. Window to front. Radiator.

BEDROOM 2

Carpeted double bedroom. Window to front. Radiator.

BATHROOM

Fitted suite with a bath with a shower attachment, W.C, wash hand basin, towel rail and window to rear.

OUTSIDE

A small rear courtyard leads to the garden via steps. The garden is mostly laid to lawn with a spacious garden shelter.

SERVICES

Electric, gas, water - Mains connected. Heating - Gas central heating. The property has a shared septic tank.
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: C

LOCAL AUTHORITY

Council Tax Band C: 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 and is available from 1st July. RENT: £1,200.00 pcm exclusive of all charges. DEPOSIT: £1,200.00 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
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 (91%)	A		
155 (78%)	B		
122 (61%)	C		
92 (46%)	D		
62 (31%)	E		
35 (18%)	F		
15 (8%)	G		
Not energy efficient - higher running costs			
		67	86
England & Wales		EU Directive 2002/91/EC	