

STAGS

Cottage 5 Lower Tideford Farm, Cornworthy, Totnes, Devon TQ9 7HH

A unique and beautifully presented one bedroom cottage, with an allocated parking space, an external store and a separate garden available by negotiation. Water included in the rent. Unfurnished. Deposit: £778.00. Council Tax Band: A. EPC Band: E. Tenant fees apply.

Approximate: Totnes 5 miles | Dartmouth 4 miles | Dittisham 3 miles | Exeter 35 miles | Plymouth 32 miles

• Water Included In The Rent • Ideally Suited To A Single Person Due To Size • Small Private Courtyard • Rural Location • Garden Available By Separate Negotiation • Small External Store • One Allocated Parking Space & Visitor Parking • Council Tax Band: A • Deposit: £778.00 • Tenant Fees Apply

£675 Per Calendar Month

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

SITUATION
Lower Tideford Farm is in the sought after South Hams, surrounded by rolling countryside. The Dart villages of Dittisham and Cornworthy are nearby, with Dittisham in particular being popular with those who participate in water sports, having a thriving sailing club as well as a historic church, village store, post office and two pubs.
Just over 4 miles away is the naval estuary town of Dartmouth, which is renowned for its deep safe harbour and its marina. Dartmouth has a good selection of shops including boutiques, galleries, gourmet restaurants and al fresco cafes etc. The medieval market town of Totnes is also approximately 5 miles away, with its historic castle and narrow Norman streets. Totnes has a unique creative spirit as characterised by its range of individual shops and cafes. It also has primary and secondary schools, two supermarkets, a main line rail station and leisure centre/ swimming pool, as well as boating opportunities on the River Dart.

ACCOMMODATION
The property is accessed via a path from the south face of the barn, with a stable door leading to:-

OPEN PLAN SITTING ROOM
A light and airy room, with wooden effect laminate flooring and a radiator. Windows providing views over the courtyard are located to the south. A separate spiral staircase ascends up to the first floor and bedroom. The sitting room leads onto:-

KITCHEN
A fitted kitchen with laminate wooden effect flooring, a selection of wall and floor cupboards with a 4 point induction hob, an electric oven and an integrated undercounter fridge and freezer.

BEDROOM
A double bedroom with wooden effect laminate flooring, bespoke shelving to one wall, a radiator and two Velux windows which provide an abundance of light. French doors provide access into the side courtyard.

A door leads onto:-

BATHROOM
A fitted suite with a shower over bath, WC, wash hand basin, and an electric towel rail.

OUTSIDE
Located off the bedroom is small private courtyard laid to slab and bordered by fencing.

Available by separate negotiation, the garden is laid mostly to lawn, and provides panoramic, scenic rural views.

PARKING
A large purpose built gravelled area for parking is located close to the property and provides one resident space, and further visitor parking.

DIRECTIONS
What3Words: rocked.winners.severe

SERVICES
Mains Electric. Heating - electric heating. Private water and drainage.
Ofcom predicted broadband services - Standard: Download 11 Mbps, Upload: 1 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: A

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: £675.00 pcm exclusive of all charges. DEPOSIT: £778.00 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' 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
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