

Caretakers Flat, Sheplegh Court, Blackawton, Totnes, Devon, TQ9 7AH



£750 pcm / £865.38 Deposit

Contact Lettings 01548 855599

A bright and airy top floor apartment, located within the main house of Sheplegh Court with extensive grounds, swimming pools, tennis court, pool table and sauna; and is close to the village of Blackawton

SERVICES & CHARGES

Mains Electric, Private Water and Sewage

LOCAL AUTHORITY

South Hams District Council,
Follaton House, Plymouth Road,
Totnes, Devon, TQ9 5NE.
Tel: 01803 861234
Band - A £1,638.82

VIEWINGS

Very strictly by appointment only through
Marchand Petit Lettings
Tel: 01548 855599

RENT

£750 Monthly
Additional £60 pcm for private water and drainage

TENANCY INFORMATION

A Holding Deposit of one week's rent, subject to contract and satisfactory references. This is to reserve the property. The Holding Deposit 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).

Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation to be provided, an administration charge of £50 will apply.

AREA DISCRIPTION

The village of Blackawton has a strong community with a highly regarded primary school, a village Post Office/shop, a church and two public houses. Dartmouth, is the closest larger town, providing a more extensive range of facilities and lying at the mouth of the river Dart, a spectacular estuary famous as a sailing centre and home to Britannia Naval College. Nearby is the medieval town of Totnes and the estuary town of Kingsbridge, with the A38 Devon Expressway about 15 miles away.

Dartmouth 7 miles, Totnes 10 miles, Kingsbridge 8 miles

DESCRIPTION

The ACCOMMODATION comprises:

Heating - electric heating
A main door leading into the communal area with stairs ascending to the third floor, leading to the flat entrance:

OPEN PLAN KITCHEN:

A fitted kitchen with an electric oven and a 4 point hob. A range of wall a base cupboards, an integrated refrigerator and a good sized storage cupboard.

OPEN PLAN SITTING ROOM:

a spacious room with a fitted carpet, an electric radiator, a Velux window to the rear courtyard and a window to the front of the property, door leading to:-

BEDROOM 1:

With fitted carpet, electric radiator, built-in double wardrobe, two windows to the rear courtyard, door leading to:

BATHROOM:

Laminate flooring, comprising a shower cubicle, WC, wash hand basin, heated towel rail, Large storage cupboard and window to the side of the property

OUTSIDE:

Sheplegh Court stands in its own landscaped and managed grounds of over 20 acres. These communal grounds include a mixture of lawns and woodland, a hard surface tennis court and a heated outdoor swimming pool. In addition, there is also a communal laundry room, an indoor heated swimming pool, sauna and a snooker room. There is an allocated parking space and guest parking.

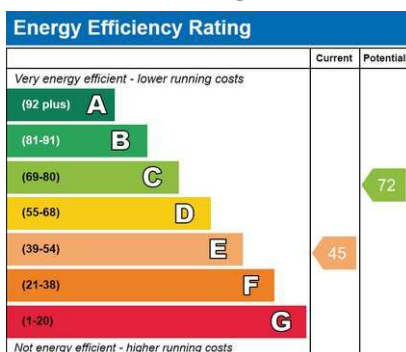
AVAILABLE:

Now - Subject to referencing and tenancy signing.

RENT:

£750.00 pcm

EPC



Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

New Homes
01548 233100

Lettings
01548 855599

Prime Waterfront
& Country House
01548 855590

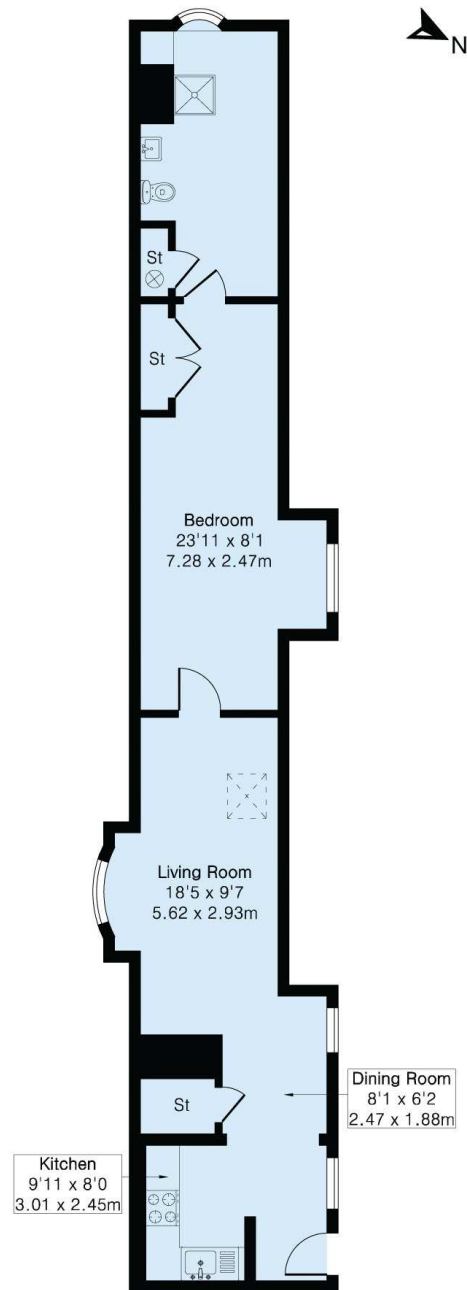
Professional
& Auctions
01548 855596



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Approximate Gross Internal Area 676 sq ft - 63 sq m



Third Floor Flat

