



STAGS

Bluebell Cottage Brunel Court, Teignmouth Road,
Torquay, Devon TQ1 4SF

A 2 bedroom mid terrace house with communal parking.
£250.00pcm contribution towards Gas, Water, Sewage and
Electric. EPC Band D. Deposit: £894.00. Tenant fees apply.

Newton Abbot: 4.5 miles | Exeter: 20 miles | Totnes: 11 miles

• 2 Bedroom House • Communal Parking • £250.00 pcm Contribution
Towards Gas, Water, Sewage and Electric • Council Tax Band: A • Deposit:
£894.00 • Available Now • Tenant Fees Apply.

£775 Per Calendar Month

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

SITUATION

Maidencombe is only 10 minutes away from the centre of Torquay, and Teignmouth with its lovely safe sandy beaches is approximately the same distance. Both towns offer a rich variety of daytime and evening entertainment, with many Restaurants offering some of the best cuisines in Torbay.

The hamlet of Maidencombe (mentioned in the Domesday Book, 1086) is on the most northerly reach of Torbay. Torbay is relatively densely populated and yet Maidencombe, still a part of Torbay, remains rural with a backdrop of farmland and facing North/East stretches down to the wonderfully rich Devon sandstone cliffs which overlook the sea and Lyme Bay.

Maidencombe is also on the coastal path route enjoyed by many on holiday and is controlled by the local authorities as an area of preservation and managed by the Torbay Coast and Countryside Trust. Maidencombe has always been popular with residents of Torbay and this naturally attracts visitors who appreciate nature, views, walks and the country style of life, yet are within striking distance of a decent sized town.

Torquay is less than 4 miles away, which can be reached either on foot, via the coast path (recommended for walkers) by car or by bus, passing through St. Marychurch and Babbacombe on the way.

There are numerous beautiful Devon villages in the surrounding area as well as stunning country and coastal walks. The rural splendour of Dartmoor with its walking, horse riding etc, is only a half hour car journey away.

ACCOMMODATION

A well kept communal courtyard with space for seating leads to the front of the property.

HALLWAY

Tiled floor, with hanging space for coats. Radiator. Doors leading to:-

KITCHEN

White faced wall and base cupboards. Light laminate working surfaces. Inset stainless steel sink with mixer tap. Built in electric oven 4 point electric hob. Tiled surround. PVCU double glazed window to front. Radiator.

LOUNGE

Carpeted. Under stairs cupboard. PVCU double glazed window to rear. Radiator.

STAIRS AND LANDING

Stairs and landing are carpeted, leading through to the first floor. Doors leading to:-

BEDROOM 1

Carpeted. Built in shelving units. PVCU double glazed window to front. Radiator.

SHOWER ROOM

Partly tiled. Extractor fan. Shower unit with shower above. Radiator.

BEDROOM 2

Carpeted. PVCU double glazed window to rear. Radiator. Plumbing for a washing machine.

W.C

Wash hand basin. W.C. Mirror. Radiator.

OUTSIDE

Block paved courtyard with room for seating and further communal parking. Courtyard is bordered by the neighbouring properties of Brunel Court.

SERVICES

Electric, gas, water and drainage - Mains connected. Heating - Gas heating.
Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 20 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Vodafone, Three and O2.

Council Tax Band: A

Agent Note: Some building works could occur locally during the tenancy.

AGENT NOTE

The tenant will be required to pay contribution towards, water, sewerage, gas and electricity usage of £250.00 per calendar month.

Some building works could occur locally during the tenancy.

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201.
E-mail: fss@torbay.gov.uk

LETTING

The property is available to let on an assured periodic tenancy and is available immediately.
RENT: £775.00pcm exclusive of all charges. DEPOSIT: £894 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](https://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
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-101 A		86
81-91 B		
69-80 C		
55-68 D	60	
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		