



2B Woodcourt Road, Harbertonford, Totnes, TQ9 7TY

A good sized, two double bedroom cottage situated in the village of Harbertonford, benefitting from a courtyard garden and an allocated parking space. Pets by Negotiation. EPC Band: Awaiting. 12 months plus. Council Tax Band: C. Available March. Tenant fees apply. Deposit: £1,032.

Totnes 4 miles | A38 7 miles | Kingsbridge 9.8 miles

• Characterful Two Bedroom Cottage • Rear Courtyard • One Allocated Parking Space • Village Location • Fully Fitted Kitchen • Pets by Negotiation • Council Tax Band: C • 12 Months Plus • Deposit: £1,032.00 • Tenant Fees Apply

£895 Per Calendar Month

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

SITUATION

Harbertonford is an elegant and unspoilt village, situated on the banks of the river Harbourne which follows through Harbertonford, into Bow Creek and onward towards Dartmouth. The village offers a primary school, a church, a village hall and a store/Post Office. The town of Totnes on the River Dart is approximately 3 miles away, being a popular medieval market town, with narrow streets and a Norman castle. The town has a creative spirit, as characterised by its unique range of shops and cafes. Totnes has both primary and secondary schools, 2 supermarkets and is approximately 7 miles away from the junction to the A38/Devon Expressway, allowing for speedy access to Plymouth and the Cathedral city of Exeter with its international airport. Totnes also has a mainline railway link to London Paddington.

ACCESS

The property is accessed off of Woodcourt Road and the entrance is from the communal driveway. Front door leads to the hallway, with doors leading to :-

KITCHEN

Benefits from floor units, an integrated dishwasher, integrated washing machine, an oven with a 4 point electric induction hob and a freestanding fridge/freezer. There is also a breakfast bar.

LIVING ROOM

Good size room with an electric freestanding fire and a window to the back and side of the property.

STAIRWELL

Stairwell ascending to the 1st floor, with doors leading to :-

MASTER BEDROOM

Double bedroom with a window to the front of the property.

BEDROOM 2

Double bedroom with vaulted ceilings and a cupboard with storage/rail. Window to the back of the property.

BATHROOM

Comprises of a shower over bath, hand wash basin, WC and a window to the side of the property.

OUTSIDE

COURTYARD - A paved rear courtyard, which can be accessed either from the ground floor hallway or through a gate in the driveway.

SHED - At the entrance to the driveway there is an allocated shed for outside storage.

PARKING - One allocated parking space in a shared driveway.

SERVICES

Mains electricity, gas, water and drainage. Heating - Gas Central Heating.

Council Tax Band: C. South Hams Council 01803 861234

Ofcom predicted broadband services - Superfast: Download: 80 Mbps, Upload: 20 Mbps.

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

LOCAL AUTHORITY

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 shorthold tenancy for 12 months plus, unfurnished and is available March. RENT: £895.00 pcm exclusive of all charges. Pets by negotiation. DEPOSIT: £1,032.00 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 AND 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 BILL

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_right_to_cancel_a_tenancy.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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		