



The Ridings Village Road, Marldon, Paignton TQ3 1SJ

The Ridings is a superb family home set in an elevated, spacious plot close the centre of the popular village of Marldon. The property enjoys a spacious sitting room, conservatory, office, kitchen/dining room, utility, three double bedrooms, family bathroom and a large double garage with additional parking to the front. Pets by Negotiation. EPC Band: C. Tenant fees apply.

Torquay 4 miles | Totnes 5 miles | Exeter 22 miles

- A Three Double Bedroom Family Home in Superb Location
- Newly Decorated
- Separate Study
- South Facing Garden
- Double Garage and Off Street Parking
- Pets By Negotiation
- Deposit: £1,961.00
- Council Tax Band E
- Tenant Fees Apply

£1,700 Per Calendar Month

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

SITUATION

The property is situated close to the old centre of the idyllic South Hams village of Marldon bordering some of South Devon's most picturesque rolling countryside. Marldon is full of history and character and is well served by two good pubs, village shops and post office, a well-regarded primary school, church and a very active community hall hosting various clubs. Plenty of countryside walks around the area are right on the doorstep whilst the sandy beaches of Torbay and the magnificent Dartmoor National Park are only a short distance away. The larger towns of Paignton, Torquay, Newton Abbot and Totnes are close by with mainline railway stations and wider amenities, whilst access to the A380 is easy linking to Exeter and the M5.

DESCRIPTION

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ACCOMMODATION

Entered via a spacious entrance hallway access is provided to the garage, downstairs shower room and the rest of the home. Set off the entrance hallway is the large kitchen/dining room. The kitchen comprises of a range of base and wall units, appliances, breakfast bar and ample space for a dining table. Heading back through to the entrance hallway and situated at the far end is the sitting room with a feature fireplace, access into the sun room, as well as the study space. On the first floor there are three double bedrooms and a family bathroom.

OUTSIDE

The property sits within a well sized, private plot. There is a tiered section of the garden comprising of various bed and mature shrubs as well a sized area that has been laid to lawn with a stone chipping seating area at the top end. There are numerous patio spaces providing space, for al fresco dining or outdoor entertainment. To the front of the house is block paved driveway leading to the double garage.

SERVICES

Mains electricity, gas, water and drainage. Mains gas central heating.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 900 Mbps.

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

Council Tax Band: E

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

DIRECTIONS

From Totnes proceed on the A385 towards Paignton. After approximately 1 mile, turn left towards Berry Pomeroy.

Proceed through the village towards Marldon. Upon reaching the mini roundabout in the village of Marldon turn onto Marldon Cross Hill and follow the road down passing the primary school on left hand side. Then proceed onto Village Road and follow the road down for approximately 200m where the property is situated on the left-hand side.

LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £1,700.00 pcm exclusive of all charges. DEPOSIT: £1,961.00 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.

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.

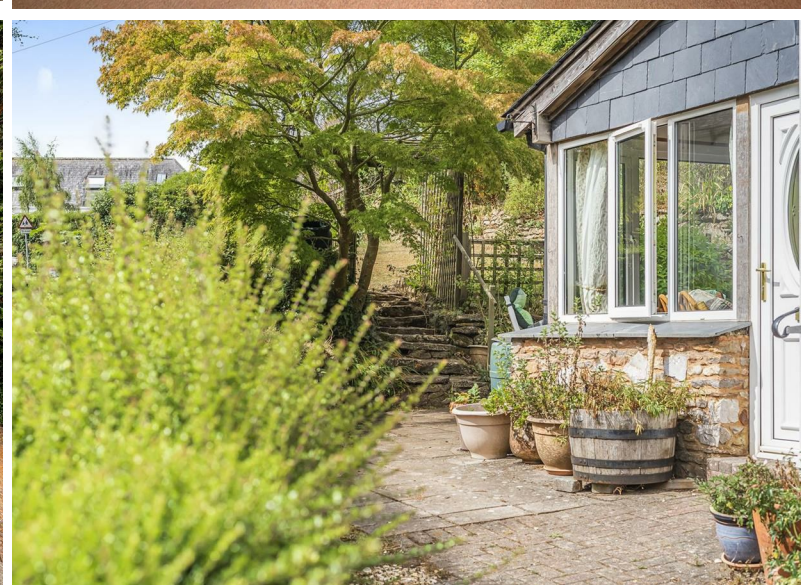
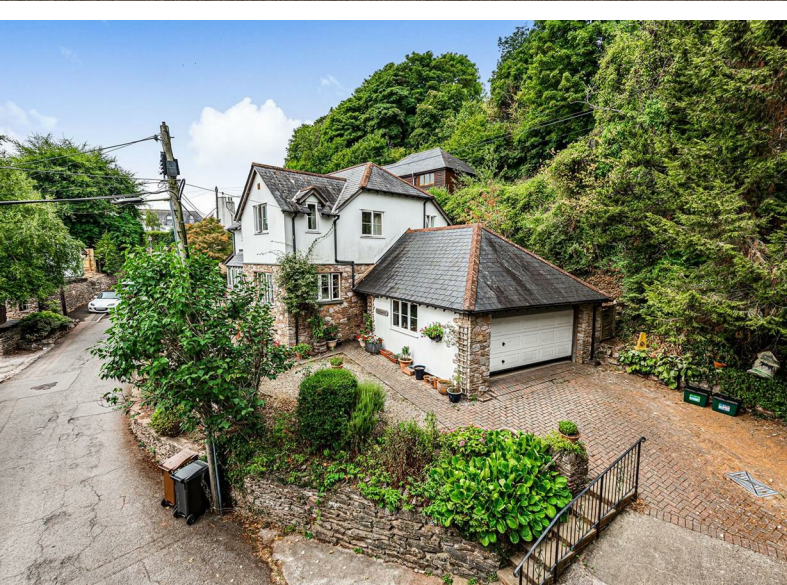
RENTERS' RIGHTS ACT

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://www.stags.co.uk).



Approximate Area = 2009 sq ft / 186.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 887029

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		Current	Potential
Very energy efficient - lower running costs	92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	81
England & Wales		EU Directive 2002/91/EC	