



53 Teign Village, Bovey Tracey, Newton Abbot, Devon
TQ13 9QJ

A newly renovated terraced house in a semi rural location, with two double bedrooms, a study and a spacious rear garden. Deposit: £1,096.00. EPC Band: E. Council Tax Band: B. Tenant Fees Apply.

A38: 3 miles | Exeter: 15 miles | Newton Abbot: 9 miles

• Two Double Bedrooms • Study Off Bedroom One • Newly Renovated Throughout • On Street Parking • Rural Location • Spacious Rear Garden • Available Now • Council Tax Band: B • Deposit: £1,096.00 • Tenant Fees Apply

£950 Per Calendar Month

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

SITUATION

The property is situated in Teign Village which is a small settlement on the slopes of the Teign Valley, originally built in the early 1900's as housing for the quarry workers. The nearest village is Hennock which has a primary school, a church and a pub. The market towns of Bovey Tracey and Chudleigh are approximately three miles away and offer a full range of local amenities. The A38 dual carriageway is easily accessed linking Exeter and Plymouth and the motorway network.

ACCESS

The property is accessed off of Teign Village, with a small front garden laid mostly to lawn and bordered by mature shrubs and fencing. The front door opens to:

HALLWAY

With carpeted flooring and doors leading to:-

LIVING ROOM

A light and airy room with newly laid carpet, an electric radiator and a feature electric fire. Window to the front provides views over the front garden.

KITCHEN/DINER

Comprises of wall and floor units, an integrated oven, four point electric hob and space and plumbing for a dishwasher. Spacious understairs storage cupboard. A window to the rear looks through to the utility room. A door leads to:-

REAR HALLWAY

With laminate flooring, an airing cupboard and doors leading to:-

UTILITY ROOM

With laminate flooring, a radiator and space and plumbing for a washing machine and a tumble dryer, with a worktop over. A window and door provides views over, and access into the rear garden.

BATHROOM

A newly fitted suite with a shower over the bath, a WC, wash hand basin and towel rail. Window to the rear.

REAR GARDEN

The rear garden is mainly laid to lawn, with a gravelled seating area and path which leads to a shed and gate to the rear.

DIRECTIONS

Leave the A38 Devon Expressway at the B3344 signposted Chudleigh. Take the B3193 signposted to Christow and Trusham. Turn left immediately after the quarry, signposted Teign Village. Continue on this lane and you will enter Teign Village. The property will be found on the right, a short way before the end of the village.

SERVICES

Mains electric and drainage. Private Water.

Ofcom predicted broadband services - Standard: Download 34 Mbps, Upload 6 Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Council Tax Band: B

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £950.00 pcm exclusive of all charges. DEPOSIT: £1,096.00 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 AND 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.

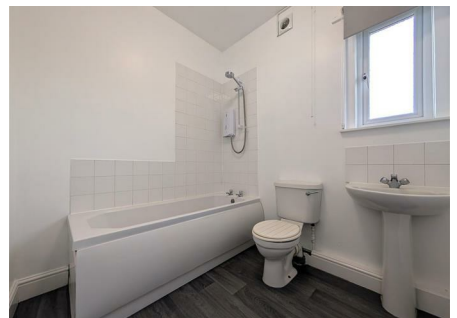
RENTERS' RIGHTS ACT

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.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (91-100)	A		
81 (71-90)	B		
69 (55-80)	C		
55 (46)	D		
39 (34)	E		
21 (21-33)	F		
1 (1-20)	G		
Not energy efficient - higher running costs			
		45	83
England & Wales		EU Directive 2002/91/EC	