



STAGS

North Barn Cornworthy, Totnes, Devon TQ9 7HL

A beautifully presented 3 bedroom barn conversion, offering lovely rural views, a private garden and two allocated parking spaces. EPC Band: B. Sorry No Pets. Tenant Fees Apply.

Approximate: Totnes 5 miles | Dartmouth 4 miles | Dittisham 3 miles | Exeter 35 miles | Plymouth 32 miles

• Idyllic Rural Views • Private Landscaped Garden • Gardener Included In The Rent • Allocated Parking For Two Cars • Unfurnished / Part Furnished / Furnished • Council Tax Band: E • 6 Months Plus • Deposit: £2,134.00 • Sorry No Pets • Tenant Fees Apply

£1,850 Per Calendar Month

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

SITUATION

North Barn is in the sought after South Hams, surrounded by rolling countryside. The Dart villages of Dittisham and Cornworthy are nearby, with Dittisham in particular being popular with those who participate in water sports, having a thriving sailing club as well as a historic church, village store, post office and two pubs.

Just over 4 miles away is the naval estuary town of Dartmouth, which is renowned for its deep safe harbour and its marina. Dartmouth has a good selection of shops including boutiques, galleries, gourmet restaurants and al fresco cafes etc. The medieval market town of Totnes is also approximately 5 miles away, with its historic castle and narrow Norman streets. Totnes has a unique creative spirit as characterised by its range of individual shops and cafes. It also has primary and secondary schools, two supermarkets, a main line rail station and leisure centre/ swimming pool, as well as boating opportunities on the River Dart.

ACCOMMODATION

Broadridge Farm is accessed through double metal gates, opening to the driveway and leads to the two allocated parking spaces, which are located immediately outside of the property. From the parking spaces, steps lead to the barn, with a partially glazed door leading to:-

ENTRANCE HALLWAY

Entrance hallway with natural stone flooring and a storage cupboard, Radiator. Doors leading to:-

SITTING ROOM

Engineered oak flooring with a wood burning stove. Two radiators. Windows to the front and side provide idyllic rural views. A French door to the rear allows access into the rear garden.

OPEN PLAN KITCHEN/ DINER

A fitted kitchen with a four point ceramic hob, an integrated dual oven, a microwave, large refrigerator and an integrated dishwasher. A utility cupboard has space and plumbing for a washing machine and a tumble dryer. Windows to the front allows an abundance of light while a French door to the rear allows access into the garden. Ample space for a dining room table. Radiator.

W.C

With natural stone flooring a W.C and a wash hand basin.

STAIRS AND FIRST FLOOR LANDING

The staircase is carpeted, rising to the first floor. Carpeted landing with a radiator and an airing cupboard. Doors leading to:-

BEDROOM 1

Carpeted double bedroom with a vaulted ceiling, exposed trusses and windows providing panoramic rural views. Radiator. Door leading to:-

EN-SUITE SHOWER ROOM

A fitted suite with a shower, W.C, wash hand basin and a heated towel rail.

BEDROOM 2

Carpeted double bedroom with a vaulted ceiling and exposed trusses, a radiator and a Velux window to the front.

BATHROOM

A partially tiled suite with a bath, separate shower, WC, wash hand basin, cupboard and a heated towel rail.

BEDROOM 3

Carpeted double bedroom with a Velux window to the rear. Radiator.

GARDEN

The garden is laid mostly to lawn, with raised beds and bordered by matures shrubs. A patio area proves ample space for seating.

AGENT NOTE

The tenant will be required to pay contribution towards private water, sewerage and internet provision of £97.00 per calendar month. The electricity and oil used will be paid by the landlord and then invoiced to the tenants.

DIRECTIONS

SERVICES

Mains Electric. Private water and drainage. Heating - Oil fired central heating. Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Internet provider: Starlink

Council Tax Band: E

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy. RENT: £1,850.00 pcm exclusive of all charges. DEPOSIT: £2,134.00 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 & 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).

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

The forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at [stags.co.uk](https://www.stags.co.uk). Additional information is available on the official government website at www.gov.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		
(92-100) A		93
(81-91) B		
(69-80) C	81	
(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