



Cottage 2 Lower Tideford Farm, Cornworthy, Totnes, Devon TQ9 7HH

A unique and extensively renovated, two bedroom cottage, with a further mezzanine floor, a raised private terrace, two allocated parking spaces and an external store. Unfurnished. Deposit: £1,586.00. Council Tax Band: B, Sorry no pets. EPC Band: D. Tenant fees apply.

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

• Extensively Refurbished Two Bedroom Cottage • Idyllic Rural Views • Further Mezzanine Floor • Raised Private Terrace • Allocated Parking for Two Cars & Visitor Parking • Sorry No Pets • 12 Months Plus • Council Tax Band: B • Deposit: £1,586.00 • Tenant Fees Apply

£1,375 Per Calendar Month

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

SITUATION

Lower Tideford Farm 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

The property is accessed through glazed French doors, via the oak framed steps and raised terrace to the west of the building. With front door leading to:-

OPEN PLAN SITTING ROOM

A light and airy room, with a vaulted ceiling and exposed trusses, stripped wooden flooring, an Eco ready wood burning stove on a feature log stand, BT and TV points and an understairs storage cupboard. Two radiators. Windows providing idyllic views to the south. Separate stairs lead up to the mezzanine floor and down to the lower hallway.

KITCHEN

A bespoke fitted kitchen with stripped wooden flooring, Silestone worktops, a selection of wall and floor cupboards, a 4 point induction hob and electric oven, integrated dishwasher, fridge and freezer. Velux windows to the front and rear.

MEZZANINE FLOOR

Stairs from the sitting room ascend towards the vaulted ceiling and the mezzanine. Located between the exposed trusses with a Velux window providing scenic rural views to the south and east, the mezzanine could provide a useful office space.

STAIRS AND LOWER HALLWAY

The staircase is carpeted, descending to the lower hallway.

Lower hallway with engineered oak flooring, a radiator and understairs storage with space and plumbing for a condenser washer / dryer . Doors lead to:-

BEDROOM 1

A double bedroom with engineered oak flooring, a radiator and a window to rear, providing beautiful rural views.

BATHROOM

A fitted suite with a shower over bath, WC, wash hand basin, electric underfloor heating and a towel rail.

BEDROOM 2

A bedroom with engineered oak flooring and a double built in wardrobe. Radiator. Window to rear.

RAISED TERRACE

Steps to the rear provide access to the raised terrace which is laid to millboard. The terrace provides ample space for a table and chairs and offers panoramic rural views. A French door leads into the sitting room.

OUTSIDE

A communal clothes drying area is provided and a small external store is allocated for sole use by the cottage.

PARKING

A large purpose built gravelled area for parking is located opposite the property and provides two residents spaces, and visitor parking.

SERVICES

Mains Electric. Heating - Oil fired central heating. Private water and drainage.

Ofcom predicted broadband services - Ultrafast: Download 12 Mbps, Upload: 1 Mbps.

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

Council Tax Band: B

DIRECTIONS

What3Words: rocked.winners.severe

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: £1,375.00 pcm exclusive of all charges. DEPOSIT: £1,586.00 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

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



@StagsProperty



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) 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 | | |
| England & Wales | | EU Directive 2002/91/EC |