



Tower Cottage Tower Cottage, Slapton, Devon TQ7 2PN

A unique and beautifully presented two bedroom semi-detached house, with a private courtyard garden, located in the heart of Slapton. Furnished, part-furnished or unfurnished. Pets by negotiation. EPC Band: F. Tenant fees apply.

Kingsbridge: 5 Miles | Dartmouth: 8 Miles | Totnes: 13 Miles.

- A Unique 2 Bedroom Semi-Detached House
- Idyllic Views Over the Church & Village
- Two Reception Rooms with a Wood Burning Stove
- Private Courtyard Garden
- Furnished / Part-Furnished or Unfurnished
- The Landlord Is Flexible
- Pets By Negotiation
- 6 Months Plus
- Deposit: £1,153.00
- Council Tax Band: C
- Tenant Fees Apply

£1,000 Per Calendar Month

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

SITUATION

Slapton is considered to be one of the most attractive villages in the South Hams and is almost equi-distant between Kingsbridge and Dartmouth. The village has a thriving local community, two excellent pubs, a well-stocked general store, village hall, chapel and C13th church. It is just a few minutes walk from Slapton Sands and is also known for the internationally famous Slapton Ley Nature Reserve.

The South West coast path is easily accessible and takes in some of the most spectacular scenery the region has to offer. The nearby town of Kingsbridge is a popular market town, which itself lies at the head of the Kingsbridge Estuary and offers an excellent range of shops, local services and facilities. There is much in the area to satisfy the sports person, including a Sports Centre with an indoor swimming pool, walking, horse riding, paddle boarding and trout fishing, as well as several excellent golf courses within easy reach. This estuary town is further enhanced by its enviable location and sublime microclimate, which enables a wealth of outdoor activities and good living.

ACCOMMODATION

The property is accessed via the Brook Street. With front door opening to:-

ENTRANCE HALLWAY

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

SITTING ROOM

A cosy room with an attractive stone built fireplace and feature wood burning stove (not operational). A French door provides access to the side garden, while windows to the front provide views over the Church and idyllic rural countryside beyond.

LOUNGE

Slate tiled flooring, with a feature fireplace containing a wood burning stove and a built-in storage cupboard to the side. One electric radiator and a further gas fired radiator. A storage cupboard with shelving, an under stairs storage cupboard and windows to front with pleasant views across the village complete the room. The lounge leads onto:-

DINING AREA

Slate tiled flooring with ample space for a dining room table and a window to the rear and side. The dining area leads onto:-

KITCHEN

A fitted galley style kitchen with an electric oven and 4 point hob. Selection of wall and floor cupboards, with an integrated microwave and space for a refrigerator. Radiator. Two Velux windows allow an abundance of light, while windows and a French door provide views and access to the rear garden. A door leads to:-

UTILITY ROOM

With an LPG-fired boiler and space and plumbing for a washing machine and tumble dryer.

STAIRS AND FIRST FLOOR LANDING

The staircase is carpeted, rising to the first floor with a carpeted landing. Radiator. Windows to the front provide views over the Church and village. Doors leading to:-

BEDROOM 1

A spacious room with carpeted flooring. Radiator. Windows to the front and side provide pleasant views over the village and surrounding farmland.

BATHROOM

A partially tiled suite with a freestanding, roll-top bath and a separate double shower cubicle containing an electric shower. W.C, wash hand basin and a heated towel rail. Two Velux skylights allow light and provide views of the Tower of Collegiate Chantry of St Mary.

BEDROOM 2

Double bedroom with carpeted flooring, a radiator and a window to the front with idyllic rural views.



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.



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	32
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	