



STAGS

1 Rose Cottage, Ashprington, Totnes, Devon TQ9 7UN

A well presented character cottage with a private front garden, set in the desirable village of Ashprington. Back garden available by negotiation. Pet by negotiation. Tenant fees apply.

Totnes 3 miles | A38 9.7 miles | Exeter 31 miles

• 3 Bedroom Cottage • Downstairs WC • Cottage Style Garden • Village Location • Deposit: £1,615.00 • Pet By Negotiation • Council Tax Band: D • 6 Months Plus • Tenant Fees Apply

£1,400 Per Calendar Month

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

SITUATION

Ashprington is a beautifully kept, typical Devon "picture postcard" village above the River Dart, set in the South Hams countryside. There are two fine mansions, a 16th century church, delightful village inn/restaurant and a modern, well used Village Hall. Within 3 miles lies the historic Elizabethan town of Totnes, with its shopping and schooling facilities, together with a Norman castle and River Dart for water sports.

There is a railway station at Totnes with a service to London (Paddington) on the Intercity line. There is also a delightful walk along a public footpath to Totnes from Ashprington.

The A38 dual carriageway is approx 6 miles to the north, providing access to the cities of Plymouth and Exeter. Sharpham House, just a 20 minute walk, was designed in 1770 by Sir Robert Taylor and overlooks the fields and wooded slopes above the River Dart, 2 miles downstream of Totnes. Today the Sharpham Trust produce world class wine and cheese, in harmony with the environment and the natural beauty of the Estate.

ACCOMMODATION

A wooden door leads in to the entrance hall. From the entrance hall, a doorway to the right leads into the characterful kitchen diner. The kitchen has a range of under counter and wall mounted storage cupboards and an oven. Windows and a door provide views over and access to the rear. Separately, a utility provides space for a washing machine, tumble dryer and fridge freezer. Separate WC. Living room with wood burning stove and window seat overlooking the front garden.

Stairs rise to first floor. Bedrooms 1 and 2 are good size doubles and provide an outlook over the front of the property. Bedroom 3 has restricted head height and a window to the rear. A bathroom with a wash hand basin and a bath with a shower over, completes the first floor accommodation.

OUTSIDE

The property has a cottage-style garden to the front - mainly laid to lawn, with a well stocked flower border, a patio area and a pathway which leads to the front door.

To the rear, there is a detached enclosed garden. Storage space for logs. This is by negotiation.

SERVICES

Electric, water, drainage and water - Mains connected.
Heating - Gas (Bottled Calor Gas) central heating.
Ofcom predicted broadband services - Standard:

Download 39 Mbps, Upload 8 Mbps.

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

Council Tax Band: D

ENERGY PERFORMANCE

1 Rose Cottage has a current EPC Rating: F
An exemption from the Minimum Energy Efficiency Regulations has been registered for this property.

LOCAL AUTHORITY

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

DIRECTIONS

From Totnes, take the A381 signposted Dartmouth & Salcombe. After approximately 1 mile, turn left signposted Ashprington, Tuckenhay and Bow Bridge (at the 60mph sign). Continue along this road and after approximately 1.5 miles, follow the sign to Ashprington, continuing into the village. With the Durant Arms Pub in front of you, turn right down the hill and the property can be found on the left hand side.

LETTING

The property is available to let on an assured shorthold tenancy for 6 months plus, unfurnished. RENT: £1,400.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,425.00. DEPOSIT: £1,615.00, 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 AND TENANT FEES

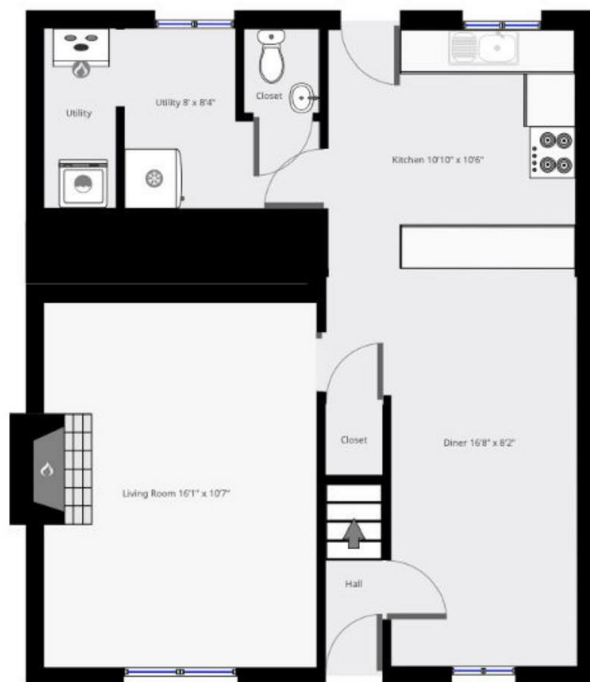
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

TENANT PROTECTION

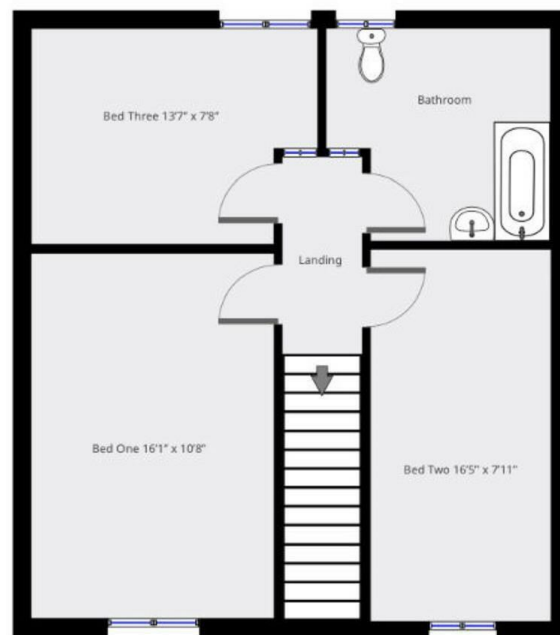
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Ground Floor



1st Floor



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 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		
England & Wales		
EU Directive 2002/91/EC		