



STAGS

4 St Josephs Cottages, Broadhempston,
Broadhempston, Devon TQ9 6BE

A charming cottage situated in the village of Broadhempston. Close to the local pubs, primary school and village shop. Unfurnished. Pet By Negotiation. EPC Band E. Tenant Fees Apply.

Totnes 3.5 miles | A38 5.5 miles | Plymouth 24 miles | Exeter 25 miles

• Private garden & Parking • Good size double bedroom • Village location • Fireplace with woodburner • Pet By Negotiation • Council Tax Band: C • Available now • Tenant fees apply

£775 Per Calendar Month

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

SITUATION

4 St Josephs Cottages is situated only a short walk from the central square in the middle of the popular village of Broadhempston. The village has highly regarded amenities to include two local pubs, a Community Shop with a Post Office and cafe, a village hall, primary school and playing fields. It is situated approximately 5 miles from the busy Elizabethan market town of Totnes on the River Dart and 5 miles from Newton Abbot, both with a wide range of good schools, shopping facilities and recreational pursuits. Although in a rural setting, communications are easy as the A38/Devon Expressway provides speedy access to the cities of Plymouth and Exeter and there are mainline railway stations both at Newton Abbot and Totnes with links to London Paddington.

DESCRIPTION

A charming cottage situated in the village of Broadhempston. Close to the local pubs, primary school and village shop. 1 bedroom, living room diner, kitchen, utility room, loft room/study, parking space for one car and garden with pond. Unfurnished. Pet By Negotiation. EPC Band E. Tenant Fees Apply.

ACCOMMODATION

Access from the front parking space to a side alley that accesses the front door. Door into KITCHEN: Comprising of grey painted units with a roll top worksurface, oven, sink with a drainer and space for a fridge. Door to large storage cupboard under the stairs. LIVING ROOM / DINER: Carpeted with two windows to the front and fireplace with wood burner. UTILITY ROOM: plumbing for a washing machine, windows overlooking the rear and a door allowing access to the garden and parking. Door to storage cupboard.

FIRST FLOOR LANDING: Split level with a door to: SEPARATE WC with WC and window to the rear. BATHROOM: panelled bath with shower over and pedestal wash hand basin and window overlooking the garden. BEDROOM ONE: built in wardrobe and window to the front.

SECOND FLOOR: an open loft room or office with a window overlooking the garden.

OUTSIDE

Landscaped elevated gardens to the side and rear that include a shed, summer house and pond, off road parking.

SERVICES

Mains electric, water and drainage. Gas central heating

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

DIRECTIONS

From Totnes, proceed north on the A385 to Dartington. At The Shops at Dartington, bear right signposted Buckfastleigh/A38, passing Dartington Church on your right. On reaching Huxhams Cross, turn right to Staverton. Proceed over the River Dart bridge and the railway crossing, through the village of Staverton, following the signs for Broadhempston. At Vicarage Cross, take the turning left and turn right at Stoops Cross and the property can be found on the left hand side before you get to the Coppa Dolla.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available immediately. RENT: £775.00 pcm exclusive of all charges. Children/pets might be considered. Where the agreed let permits pets the rent will be £814.00 pcm. DEPOSIT: £778 .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

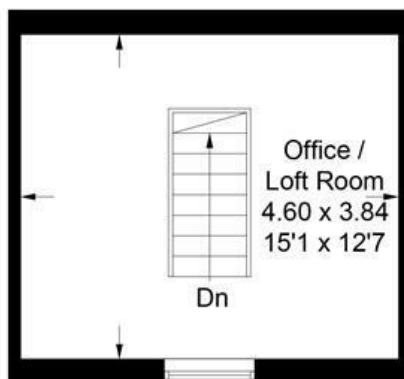
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and /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

TENANT PROTECTION

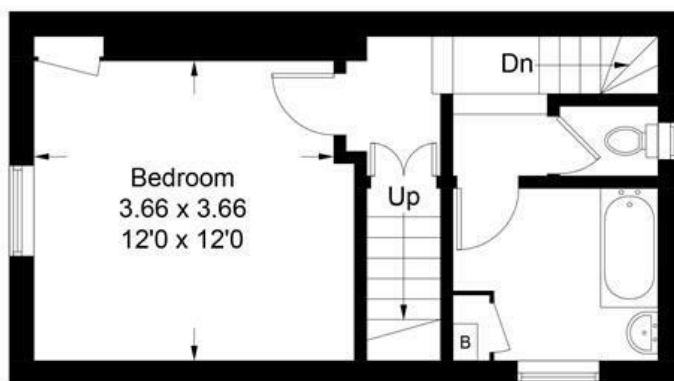
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



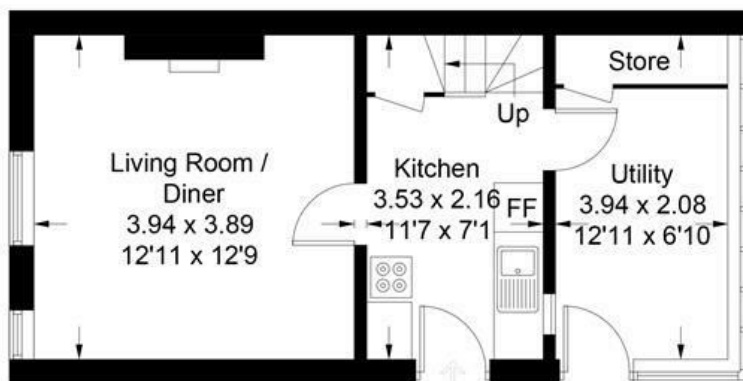
Approximate Gross Internal Area = 81.8 sq m / 880 sq ft
(Including Loft Room)



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID605924)



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@StagsProperty

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	