



STAGS

Afton Cottage Afton, Berry Pomeroy, Totnes, Devon TQ9 6NJ

Afton Cottage is a charming, well presented, Grade II listed thatched cottage located approximately 1.5 miles from Berry Pomeroy village in a rural position. The accommodation is split over two floors with access to the garden from both floors. The property benefits from two en-suites, a kitchen and sitting room. A detached barn providing useful storage space is available by separate negotiation. The property forms part of the Berry Pomeroy Estate. EPC Rating Band E. Tenant fees apply.

Totnes 3.4 Miles | A38 7.7 Miles | Plymouth 27 Miles

• 2 Double Bedroom Cottage • 2 Ensuite Bathrooms • Large Garden & Parking • Large Barn Available By Separate Negotiation • Idyllic Rural Views • 12 Months Plus • Deposit: £1,500.00 • Available from 1st November • Pets By Negotiation • Tenant Fees Apply

£1,300 Per Calendar Month

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

SITUATION

The attractive village of Berry Pomeroy has a primary school, village hall and church and is in an Area of Outstanding Natural Beauty, not far from the banks of the River Dart, with Dartmoor and the English South West coast and beaches close by.

Berry Pomeroy is 2 miles from the interesting market town of Totnes known for its alternative' and transition town' lifestyle, literary and music festival, riverside life and main line railway station taking you to London Paddington in around three hours.

Newton Abbot, with its main line railway station, is approximately 7 miles away and the coastal town of Paignton 4 miles. The A38 situated 5 miles from Totnes, connects the town with Exeter and Plymouth.

DESCRIPTION

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ACCOMMODATION

The ground floor comprises:

KITCHEN/BREAKFAST ROOM 5.82m x 2.35m with fitted wall and base units, Belfast sink, integrated fridge and double electric range cooker.

LIVING ROOM 6.05m x 3.59m with wood burning stove and large fitted dresser and shelves.

Stairs to first floor from Living Room:

BEDROOM 1 - 3.12m x 2.56m steps down to en-suite bathroom with bath, wash hand basin and W.C.

BEDROOM 2 - 3.28m x 3.02m with en-suite shower room with shower, wash hand basin and W.C.

The property is unfurnished and enjoys LPG gas-fired central heating throughout.

OUTSIDE

The garden, accessed from both the Kitchen and the first floor landing, is sloping and is laid mostly to lawn with some flower beds, a small pond and a vegetable garden.

A patio area is located off the first floor landing with views over the surrounding farmland and woodland. The property also benefits from a summer house. A small outhouse provides useful utility space and an outdoor W.C.

The property enjoys the use of a detached traditional thatched barn that provides a large storage area, including an old cider press. The barn is available by separate negotiation.

SERVICES

Mains electric and water. Private sewage treatment plant. LPG gas for central heating.

LOCAL AUTHORITY

Council Tax Band A: 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 head towards Paignton via Bridgetown Hill onto the A385. Turn left towards Berry Pomeroy and head through the village towards Maldon. At Glaze Gate Cross (sign posted to Berry Pomeroy Castle and Afton) turn left and at the fork turn right towards Afton. Continue on this road over the stone bridge and up the hill and the property can be found on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1300.00 pcm exclusive of all charges. Children/pets might be considered. DEPOSIT: £ 1500.00 Returnable at end of tenancy subject to any deductions (The landlord registers the deposit with a secure deposit scheme called Mydeposits.com, which is administered in accordance with the 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).

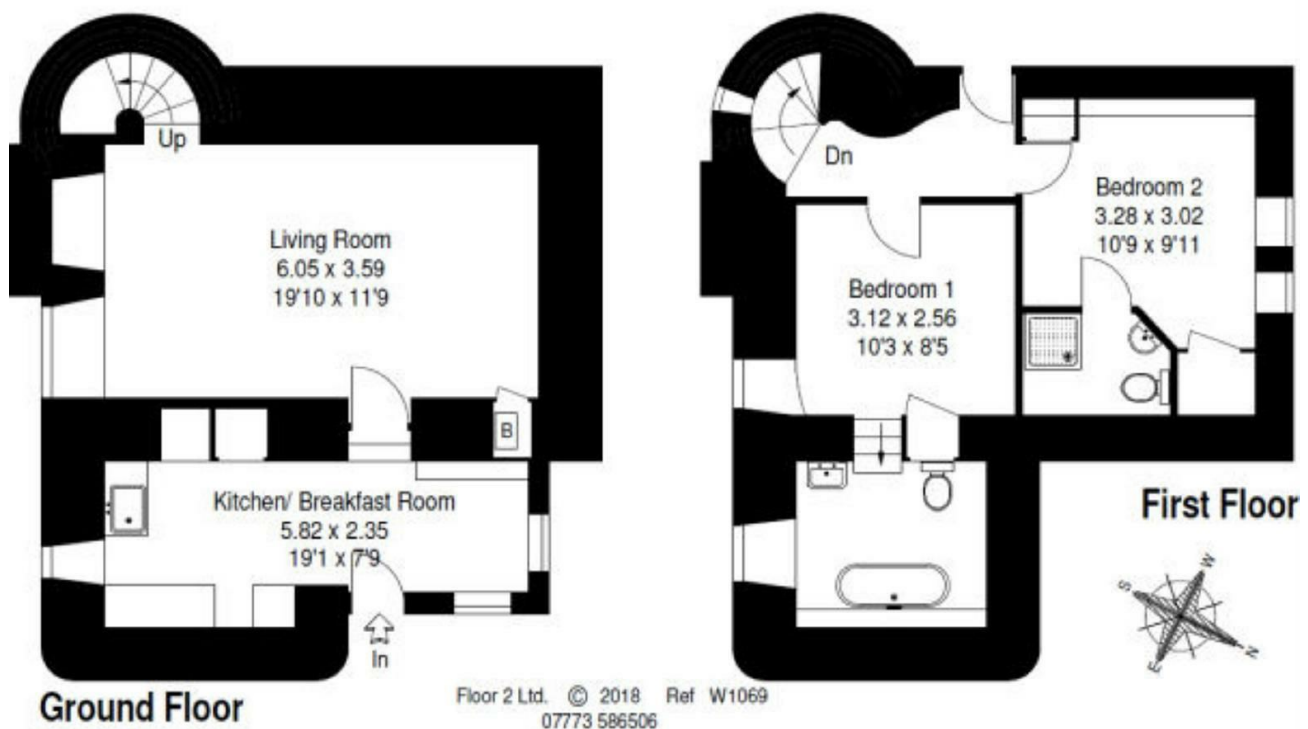
TENANT PROTECTION

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.



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Approximate Gross Internal Area :- 79 sq m / 855 sq ft



For identification purposes only, not to scale.



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01803 866130
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		78
B	(81-91)		
C	(69-80)		39
D	(55-68)		
E	(39-54)		
F	(27-38)		
G	(1-26)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	