



Paramount Woodland Road, Cadleigh, Ivybridge PL21 9HW

A large renovated farmhouse with far reaching views, parking and garden.

Plymouth 12 miles A38 Dual Carriageway 2 miles Exeter 34 Miles

• 4 Double bedrooms • 3 Bathrooms • 2 Reception rooms • Outbuilding • Woodburning stove • Tenant fees apply • Available now

£1,595 Per Month

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

SITUATION

The property is situated between Cadleigh and town of Ivybridge. Ivybridge is positioned on the fringes of Dartmoor National Park and has lots to offer all potential purchasers. This vibrant and friendly community boasts a town centre which is often referred to by the residents as 'the village' and hosts a range of facilities to include local shops and other businesses. The Watermark Centre features a comprehensive state of the art library, conferencing facilities along with cinema/theatre space, coffee shop and on-site business support service. Located between Plymouth and Exeter, Ivybridge offers easy accessibility for commuters to the A38 Devon Expressway. There are four local primary schools and a well respected community college which has a strong reputation and are a common factor for people choosing Ivybridge as a place to be. Within the town, there are numerous clubs and societies catering for a wide variety of interests and hobbies, to include football, rugby, cricket and tennis. Positioned close to the town centre is the Ivybridge Leisure Centre which provides an indoor swimming pool, squash courts and gymnasium.

ACCOMMODATION

Approach from the parking area and the double car port, go through the gate and walk down the pathway to the entrance. You can access the property either into the kitchen or to the front of the property. Double doors opening into the ENTRANCE PORCH: door to HALL: cupboard under the stairs housing the oil boiler, smaller storage cupboard. Refurbished staircase. LIVING ROOM: original fireplace and bay window with superb views over surrounding fields and beyond. DINING ROOM: Spacious with wood burner, built in cupboards, window to rear overlooking garden. Door to PANTRY: Original storage pantry with slate work surfaces, shelving, plumbing for washing machine and small window to side. KITCHEN: Fitted kitchen with stainless steel sink and drainer, windows overlooking the gardens, built in double oven, ceramic hob, space and plumbing for dishwasher and laminate work top with cupboards set back and space for bar stools. Space for upright fridge/freezer.

First floor landing with stairs to second floor and doors to: BEDROOM 2: A good size double bedroom with feature fireplace and window with views over fields and beyond. BEDROOM 3: a double bedroom with feature fireplace and window to side overlooking garden. BEDROOM 4/OFFICE: Double bedroom or could be used as an office and window to side with fantastic views. BATHROOM: A newly fitted suite comprising bath with tiled splashbacks, shower over, WC, heated towel rail, wash hand basin with storage under and window to side. SHOWER ROOM: Newly installed shower room with enclosed tiled shower cubicle, extractor, WC, wash hand basin with storage under, heated towel rail and window to the rear with far reaching views.

Second floor with eaves storage. BEDROOM 1: a double bedroom with beamed ceilings, eaves storage and Velux window with panoramic countryside views. Door opens to: ENSUITE SHOWER ROOM: Large shower enclosure with electric shower, wash hand basin with storage under, WC and Velux window.

OUTSIDE

Mainly laid to lawn, with an area with a green house, well stocked borders. Slate patio area ideal for a table and chairs. From the garden you have glorious views of surrounding fields, to the Moors and beyond. There is a double carport in addition to two further parking spaces. OUTBUILDING: There is an outside toilet and a separate stone building comprising double glazing, insulation in the roof, power, water and electric heating.

SERVICES

Mains electricity and water, Private drainage. Oil for central heating and providing hot water. South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

DIRECTIONS

From the roundabout adjacent to the A38 take the first exit on the left into Cornwood Road. Follow the road until half way up the hill and turn left into Woodland Road. The property can be found just after some farm buildings, on the left hand side. The garage/car port and parking is on the road.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available immediately. RENT: £1,595 pcm exclusive of all charges. DEPOSIT: £1,840.00 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). 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (27-38)		
G (1-26)		
Not energy efficient - higher running costs		
		70
		42
EU Directive 2002/91/EC		
England & Wales		