



**STAGS**

28 Buckfast Road, Buckfast, Buckfastleigh, Devon TQ11 0EA

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A characterful cottage on the outskirts of Buckfast with parking and garden

Totnes 6 Miles | Plymouth 22 Miles | Exeter 23 Miles | Newton Abbot 10 Miles

• 2 Double bedrooms • Large hallway that doubles up as a good study space • 2 Bathrooms • Downstairs WC • Gas central heating • River views from the 1st floor • Tenant fees apply • Available beginning of June

**£850 Per Calendar Month**

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

## DESCRIPTION

A characterful cottage on the outskirts of Buckfast benefiting from gas central heating, modern kitchen & bathroom fittings. Enjoying a walled courtyard garden & parking area. Retaining many period features. Comprising lounge/kitchen/diner, 2 double bedrooms, downstairs bathroom & WC, ensuite shower room and large hallway/study area. Tenant fees apply.

## OUTSIDE

The property is approached via double wooden gates leading into stone walled courtyard. There is area for parking in addition to a terrace for a small table and chairs. There is a pathway leading to the front entrance door.

## SERVICES

Mains electric, gas, water and drainage. Council tax band C: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## SITUATION

The property occupies a position on the outskirts of Buckfast and Buckfastleigh with close access to the A38/Devon Expressway, making for fast access to the cities of Exeter and Plymouth.

Buckfastleigh has its own range of independent shops and is well positioned for access to the Dartmoor National Park as well as the South Hams and Torbay coastline.

The medieval market town of Totnes lies approximately 6 miles to the south with its wider range of facilities and mainline railway station

## DIRECTIONS

From the A38 South Devon Expressway, take the Dartbridge Exit and follow the signs for Buckfast Abbey. 28 Buckfast Road can be found on the right hand side just past The Abbey Inn and before the pub parking.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available the beginning of June. RENT: £850.00 pcm exclusive of all charges. No pets no smoking preferred. Pets by consideration and if considered the rent will be £892.00 pcm. DEPOSIT: £980.00 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.

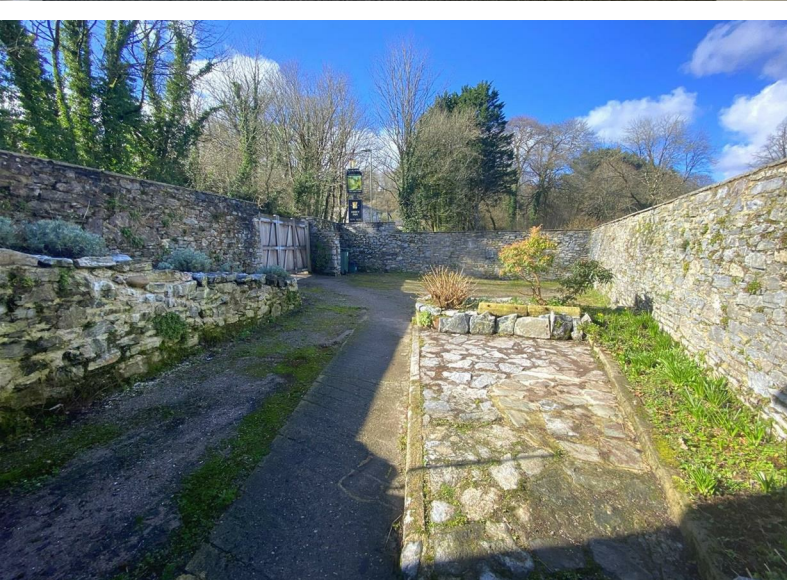
## HOLDING DEPOSIT & TENANT FEES

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

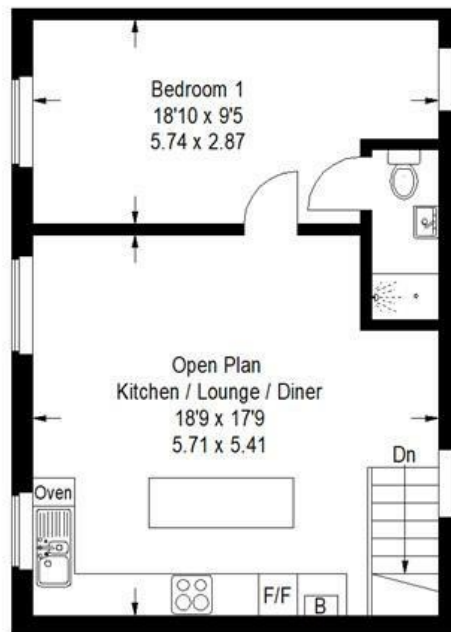
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



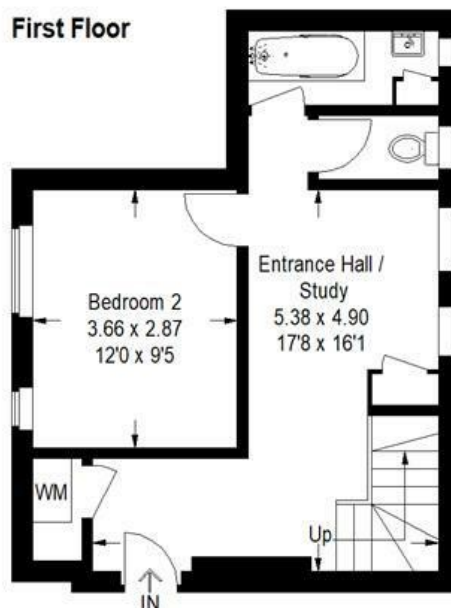




Approximate Gross Internal Area  
85.8 sq m / 924 sq ft



### First Floor



### Ground Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 733396)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>64</b>	
(55-65) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	