



STAGS



Carvells Flood Street, Stoke Gabriel, Totnes, Devon TQ9 6QL

A spacious, four bedroom detached bungalow with a garage in Stoke Gabriel. Carvells offers a spacious reception room, large loft study, off street parking for up to three cars and an idyllic garden with rural views. Pet by negotiation. EPC Band D. Tenant Fees Apply

Totnes 4 miles | Exeter 24 miles | Plymouth 25 miles

• Popular Village Location • 3/4 Bedrooms • Kitchen/Breakfast Room • Spacious Sitting Room • Family Bathroom/2 En-Suite and a Family Bathroom • Council Tax Band: F • Deposit: £1,673.00 • 12 Months Plus • Pets By negotiation • Tenant Fees Apply

£1,450 Per Month

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

SITUATION

Carvells is situated in the village of Stoke Gabriel, an attractive and highly desirable village set in a cleft of one the River Dart's banks with children's sporting activities and pre- and primary school. This friendly village with its winding, narrow roads has a church, two pubs and three shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car. Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington. The busy medieval town of Totnes, geographically built at the highest navigable point upon the River Dart, rapidly grew into the gateway to the South Hams, which is renowned for its pretty beaches and countryside. The town also gives easy access to magnificent Dartmoor. Today Totnes is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

DESCRIPTION

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HALL

Under stair cupboard with hanging space, space for desk, 2 x radiators

DINING ROOM/BEDROOM 4

Front aspect room which can be used as a double bedroom or a dining room. 2 x radiators.

KITCHEN/BREAKFAST ROOM

Large room with wall and base units, electric oven, gas hob, cupboard with gas fired central heating boiler. Airing cupboard, walk in cupboard with plumbing for washing machine and space for fridge freezer. 2 x radiators, patio doors to garden.

SITTING ROOM

Spacious side and rear aspect room with 2 sets of patio doors to garden. Radiator.

BEDROOM 1

Rear aspect master bedroom, patio doors to garden, built in wardrobes, radiator.

EN-SUITE SHOWER ROOM/WC

Thermostatic shower in cubicle, heated towel, basin, WC.

FAMILY BATHROOM/WC

Modern white suite, heated towel rail, thermostatic shower over bath.

BEDROOM 2

Front aspect double room, bay window, radiator.

STAIRS TO

First floor

BEDROOM 3

Front aspect double room with views over countryside, under eaves storage.

EN-SUITE BATHROOM/WC

Corner bath, basin & WC.

OUTSIDE

The property benefits from a through drive with ample parking as well as a garage. The gardens are mainly laid to lawn with mature shrubs and flower beds. There are patio areas, a shed and a greenhouse.

SERVICES

Mains gas, electricity and water. Council Tax Band F. South Hams Council 01803 861234.

DIRECTIONS

From Totnes take the A385 towards Paignton. Stay on this road for approx 2 miles & turn right sign posted Stoke Gabriel. Follow this road through the village of Aish, then turn right sign posted Stoke Gabriel. Proceed along the country lane and down to the T junction. Turn right and follow the road down for a short way. Turn right into Flood St. and follow it down to the end. At the point where Flood St turns left into Vicarage Road, Carvells will be found on the left with a through drive from Flood St into Vicarage Road..

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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.totnes@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
392 plus) A		
161-181) B		
93-120) C		
55-85) D		
29-54) E		
13-18) F		
1-12) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		