



12 Fore Street, Ipplepen, Newton Abbot, Devon TQ12
5RH

A characterful 3 bedroom cottage in the heart of Ipplepen.
The property benefits a private rear garden. Pet by
negotiation. EPC Band: E. Tenant Fees Apply.

Totnes: 5 miles | Newton Abbot: 5 miles | Exeter: 22 miles

• 3 Bedroom Cottage • Private Rear garden • Accessible Boarded Loft
Space • Pet By Negotiation (Terms Apply) • 12 Months Plus • Council Tax
Band: B • Deposit: £1,096.00 • Tenant Fees Apply

£950 Per Calendar Month

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

SITUATION

The property is set within the sought-after village of Ipplepen with shops, a Health Centre, Church, Primary School, Garage and Post Office all easily accessible. The village is situated within easy driving distance of Totnes and Newton Abbot, which offer a wide range of facilities and have mainline stations to London Paddington and the intercity line. Dartmoor National Park is approximately 6 miles distance, as is the A38 dual carriageway which provides links to Plymouth, Exeter and connects with the M5 motorway network.

ACCOMMODATION

The property is accessed via the pavement, with front door leading to:-

OPEN PLAN KITCHEN / DINER

A fitted kitchen with an electric oven and 6 point hob. Selection of floor cupboards with handmade wooden open shelving, countertops and a Belfast sink. Space for a washing machine. Radiator. Window and door to rear garden. Ample space for a dining room table. Door leading to:-

LOUNGE

Carpeted flooring with a feature fireplace, containing a wood burning stove. Built in cupboard and shelving units. Two radiator. Understairs cupboard. Windows to front and rear. Door leading to:-

STAIRS AND LANDING

The staircase is carpeted, rising to the first floor. Carpeted landing with doors leading to:-

BEDROOM 1

Carpeted double bedroom with feature fire place. Window to front. Radiator. Door leading to:-

BEDROOM 2

Carpeted double bedroom with window to rear. Radiator.

SHOWER ROOM

A partially tiled suite with shower, WC, wash hand basin, towel rail and window to front. Airing cupboard.

BEDROOM 3

Carpeted double bedroom, with built in wardrobe and a window to rear. Radiator. Door leading to:-

LOFT SPACE

Wooden stairs lead to a boarded loft space with window.

OUTSIDE

The rear garden is laid mostly laid to lawn, with a private courtyard, small raised patio and bordered with fencing and some mature shrubs. The property also benefits from a small shed located via a pathway behind the rear garden.

SERVICES

Electric, water, drainage, gas - Mains connected. Heating - Gas central heating.
Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.
Ofcom predicted likely mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: B

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished RENT: £950.00 pcm exclusive of all charges. DEPOSIT: £1,096.00 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).

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.

RENTERS RIGHT BILL

The forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		82
(81-91) B		
(69-80) C		42
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC