



Javea Longcombe, Totnes, Devon TQ9 6PN

---

A spacious 2 double bedroom house with stunning countryside views. Rent includes water and drainage. Council Tax band: B. Deposit: £1,096.00. Sorry no pets. EPC Band: E. Tenant Fees Apply.

Totnes: 2 miles | Torbay: 5 miles | Exeter 24 miles

• Spacious Two bedroom House • Large Balcony • Woodburning Stove • Carport & Allocated Parking • Rural But Accessible Location • Panoramic Countryside Views • 12 Months Plus • Deposit: £1,096.00 • Sorry No Pets • Tenants Fees Apply

**£950 Per Calendar Month**

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

## SITUATION

Javea is in Longcombe which is a small rural hamlet within the Parish of Berry Pomeroy, 2 miles from Totnes and 5 miles from Torbay. It is one of Devon's gems, full of colour and character that stems from a rich cultural, historical and archaeological heritage. Other benefits are a community hospital, a wide range of good local schools, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its own Norman Castle. A mainline railway station connects to London Paddington with easy rail communication to the rest of the country. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter, Plymouth and beyond.

## DESCRIPTION

A spacious 2 double bedroom house with stunning countryside views. The property comprises a kitchen which opens into the dining room, study, utility room and cloakroom / WC on the ground floor. On the first floor is the living room with a log burner and a patio door onto the sun deck with stunning views over the surrounding countryside, 2 bedrooms and a bathroom. The property has double glazing, electrical heaters, car port and store room. Off road parking for 2 cars. Available immediately. In the catchment area for Berry Pomeroy Primary School. On a bus route just at the top of the hill. Rent includes water and drainage.

## ACCOMMODATION

The property is accessed from the front parking area, with a door allowing access into the kitchen area which opens into the dining room. From here a door leads to study/storage room and provides further access into the utility room and cloakroom / WC on the ground floor. On the first floor is the living room with a woodburning stove and a patio door which leads onto a large terrace with stunning views over the surrounding countryside. Two double bedrooms and a family bathroom with shower over the bath, complete the first floor. The property has double glazing and electrical heaters.

## OUTSIDE

Car port and driveway provides off road parking for 2 cars. A Storeroom is located to rear of the car port. The property has a small courtyard to the rear with access to a wider garden which wraps around the rear of the property. While a sun deck which is accessed from the living room provides panoramic countryside views.

## SERVICES

Mains electricity, Mains water and private drainage. Heating- Electric heating. Ofcom predicted broadband services - Ultrafast 900 Mbps 900 Mbps  
Ofcom predicted mobile coverage for voice and data: EE, Vodafone, O2 and Three.  
Council Tax Band: B

## AGENT NOTE

The mains water and private drainage costs are included in the rent.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## DIRECTIONS

From Totnes, proceed up Bridgetown Hill out of Totnes towards Paignton.

After approximately 1.5 miles, turn right at Longcombe Cross (by the garage) and signed Stoke Gabriel. After 0.25 of a mile, turn left into Longcombe hamlet and the property can be found 0.2 miles up the road on the left hand side. Set back off the road next to a pretty pink cottage.

Whats3words: rope.twee.trembles

## LETTING

The property is available to let on an assured shorthold tenancy, unfurnished and is available now. 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 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.

## RENTERS' RIGHT ACT

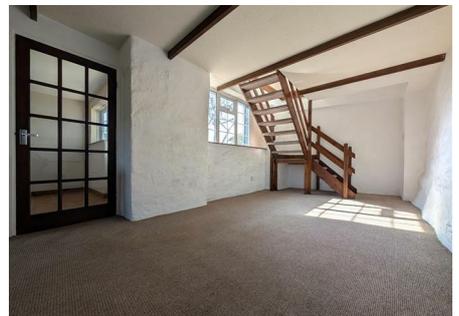
It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_the\\_rental\\_bills\\_repeal\\_act\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_rental_bills_repeal_act_roadmap.pdf)



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



@StagsProperty



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