



5 Ash Gardens, Dartington, Totnes, TQ9 6TP

A contemporary two bedroom home with private gardens and parking, set within one of South Devon's most sought-after village locations. EPC Band: B. Deposit: £1,384.00. Pet by negotiation (Terms Apply). Tenant fees apply.

Totnes: 1.5 miles | Plymouth: 23.8 miles | Exeter: 32.9 miles

• Modern Two Bedroom Home • Two Allocated Parking Spaces • EV Charging Point • Gas Central Heating & Solar Panels • Landscaped Private Rear Garden • Convenient Access to Totnes and the A38 • 12 Months Plus • Deposit: £1,384.00 • Council Tax Band: C • Tenant Fees Apply

£1,200 Per Calendar Month

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

SITUATION

Dartington is a highly regarded village on the outskirts of Totnes, offering a strong sense of community and a good range of amenities including a primary school, village store and post office, Dartington retail centre, a historic inn and parish church. The wider parish includes the Dartington Hall Estate, renowned for its attractive grounds and cultural events.

Totnes is close at hand, providing independent shops, cafés, schools and mainline rail services to London Paddington. The A38 Devon Expressway lies approximately 4.5 miles away, giving convenient access to Exeter, Plymouth and the M5, with popular local eateries also within easy reach.

DESCRIPTION

Set within a modern residential development and enjoying a notably private position, this attractive contemporary home offers well-balanced accommodation, ideally suited to modern living. Built to a high standard, the property combines light, practical interiors with energy-efficient features including gas central heating and solar panels.

ACCOMMODATION

The front door opens into an entrance hall with stairs rising to the first floor and access to a cloakroom/WC. From the hall, a door leads through to the sitting and dining room, a bright and welcoming space with ample room for both seating and dining furniture. French doors open directly onto the rear garden, creating an excellent sense of space and connection with the outdoors.

The kitchen is positioned to the front of the property and is fitted with a modern range of units, work surfaces and integrated appliances, arranged in a practical and efficient layout.

On the first floor, the landing gives access to two well-proportioned bedrooms. The principal bedroom is a comfortable double, while the second bedroom offers flexibility for guests, home working or additional storage. A contemporary family bathroom serves the first floor.

OUTSIDE

The property is approached from Ash Gardens, where two allocated parking spaces are situated to the front with an electric car charging point. A small front garden provides an attractive approach.

To the rear, the garden is a particular feature of the property. Enclosed and enjoying an excellent degree of privacy with very little overlooking, it is considered one of the most private gardens within the development. The garden is laid mainly to lawn with paved seating areas ideal for outdoor dining and relaxation, and includes a timber garden shed.

SERVICES

Mains water, drainage, electricity and gas. Gas-fired central heating. Solar panels installed.

Ofcom predicted broadband services - Ultrafast 1800 Mbps 900 Mbps

Ofcom predicted mobile coverage for voice and data: EE, Vodafone, O2 and Three.

Council Tax Band: C

DIRECTIONS

From Totnes follow the A385 towards Dartington. At the Dartington roundabout, take the second exit and continue past the fuel station. Proceed straight over the next roundabout, then turn right into the Sawmills estate and left into Ash Gardens, where the allocated parking spaces will be found towards the end on the left.

what3words ///pleaser.mandolin.damp

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,200.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,225.00 DEPOSIT: £1,384.00 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.

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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_right_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

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rentals.southdevon@stags.co.uk



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		91	92
(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	