



**STAGS**

3 Town Farm Cottages, Blackawton, Totnes, Devon TQ9 7BU

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A delightful 3 bedroom end of terrace house situated in the village of Blackawton

A38 6 miles Plymouth 24 miles Exeter 29 miles

• 3 Good sized bedrooms • Off street parking or 2 cars • Lounge with feature bay window • Pretty rear garden • Available early July • Tenant fees apply • 12 Month tenancy plus • Deposit: £1615 • Pets considered (terms apply) • Council tax band: C

**£1,300 Per Calendar Month**

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

## DESCRIPTION

A 3 bedroom end of terrace house situated in the sought after location of Blackawton, between Totnes & Dartmouth. Complete with kitchen/dining room, sitting room, bathroom, garden and off-road parking for 2 vehicles.

## ACCOMMODATION

### GROUND FLOOR

ENTRANCE HALL: Shelving, door leads to;

HALLWAY: Stairs rising to first floor and doors to principle rooms;

LIVING ROOM: Feature bay window overlooking front lawn.

KITCHEN DINER: Modern wall and base units, space for table and chairs, sliding patio doors to utility.

UTILITY ROOM: With outlook over attractive rear garden, washing machine and tumble dryer, door leading to rear garden.

### FIRST FLOOR

LANDING: with doors leading to;

BEDROOMS: 2 double and 1 good sized single room. Smallest has built in storage.

BATHROOM: White suite with mains shower over bath.

SEPARATE WC: White close coupled WC.

## OUTSIDE

FRONT GARDEN: Good sized and mainly laid to lawn.

REAR GARDEN: Accessed via utility room door which leads to balcony and steps down to the lawn with mature shrubs and trees and distant views of the countryside.

PARKING: 2 designated off street parking spaces.

## SERVICES

Mains electric, water and drainage. Calor gas central heating. Council tax band C: 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).

## SITUATION

The idyllic village of Blackawton nestles amongst the stunning rolling hills and countryside of the South Hams. The village has a strong community with a highly regarded primary school, a community shop, a village hall, the parish church of St Michael and popular public house, the George Inn. Dartmouth is the closest town, a popular boating centre boasting a world-famous regatta and naval college, with a unique range of shops, galleries and restaurants.

Blackawton is approximately 8 miles from Totnes allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Totnes also has a mainline railway station, with direct links to London Paddington.

## DIRECTIONS

From Totnes take the A381 towards Kingsbridge and Dartmouth. At Halwell turn left and follow the A3122 signposted to Dartmouth. At the Forces Tavern / Cross turn right, signposted for Blackawton. At the T junction turn right and then there is a bus stop on your left and the property is just behind.

## LETTING

The property is available to let on an assured shorthold tenancy for 6 months plus, unfurnished or part furnished and available from the 1st July. RENT: £1300.00 per calendar month exclusive of all charges. DEPOSIT: £1500.00. Children and pets may be considered. Where pets are permitted the rent will be £1365.00 per calendar month. 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.







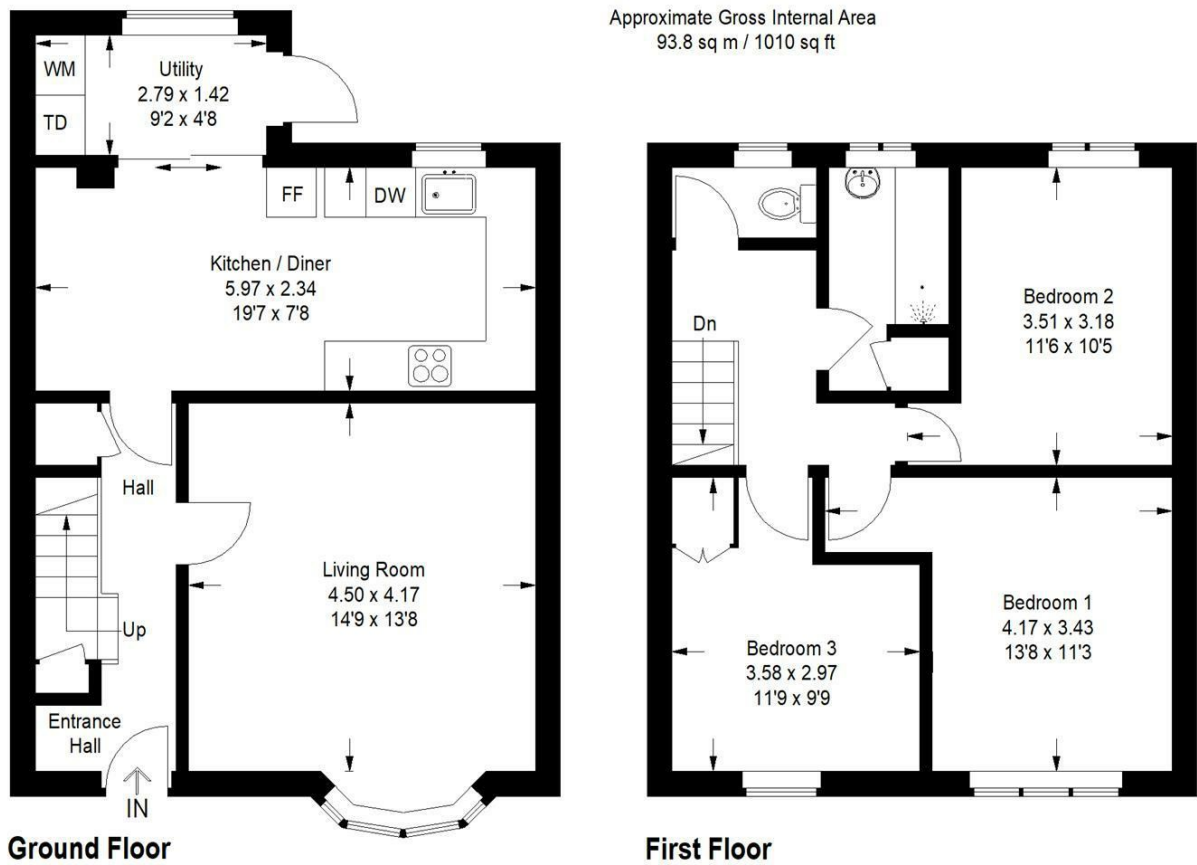


Illustration for identification purposes only, measurements are approximate, not to scale.  
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The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
01803 866130  
rentals.totnes@stags.co.uk



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