



Tor Hill Terrace Ipplepen Road, Marldon, Paignton, Devon TQ3 1DE

A well presented 2/3 bedroom property, in a small development of 6 properties in the village of Marldon. The property benefits from underfloor heating, outside storage, open planned living, stunning views and 2 allocated parking spaces. EPC Band: B. Pet by negotiation. Tenant Fees Apply.

Torquay 4 miles | Totnes 5 miles | Exeter 22 miles

• Well Presented 2/3 Bedroom House • Underfloor Heating • Open Planned Living/Kitchen Area • 2 Allocated Parking Spaces • Stunning Countryside Views • Initial 12 Month Tenancy • Council Tax Band: TBC • Deposit: £1,673.00 • Pets by Negotiation • Tenant Fees Apply

£1,450 Per Calendar Month

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

SITUATION

The property is situated close to the old centre of the idyllic South Hams village of Marldon, bordering some of South Devon's most picturesque rolling countryside. Marldon is full of history and character and is well served by two good pubs, village shops and a post office, a well-regarded primary school, a church and a very active community hall, hosting various clubs. Plenty of countryside walks around the area are right on the doorstep, whilst the sandy beaches of Torbay and the magnificent Dartmoor National Park are only a short distance away. The larger towns of Paignton, Torquay, Newton Abbot and Totnes are close by with mainline railway stations and wider amenities, whilst access to the A380 is easy linking to Exeter and the M5.

ACCESS

The property is accessed off of Ipplepen Road, then there is 2 steps ascending from the parking lot to the entrance of the property. The door leads to a hallway, with doors leading to:-

BEDROOM 1

Double bedroom, with carpeted flooring and a window to the front of the property.

BEDROOM 2

Single bedroom, with carpeted flooring and door to the outside storage area.

BATHROOM

Comprises of a shower over bath, WC, hand basin and storage cupboard.

STAIRWELL TO 1ST FLOOR

Carpeted stairwell ascending to the 1st floor, with a door leading to the:-

OPEN PLAN LIVING ROOM/KITCHEN

LIVING ROOM: Good size living area, with windows and Juliet balcony to the front of the property.

KITCHEN: Comprises of wall and floor units, an oven, hob, dishwasher and fridge/freezer. There is also space for a washing machine and tumble dryer and plumbing ready for these to be installed. French doors from the kitchen, leading to the rear patio garden.

STAIRWELL TO 2ND FLOOR

Carpeted stairwell ascending to the 2nd floor, with a door leading to the:-

MEZZANINE BEDROOM/SNUG

Bright and airy mezzanine area, which could be used as a bedroom or snug/office area. The mezzanine area over looks the living area.

OUTSIDE

REAR GARDEN: Outside is a paved patio, with a seating area and also the air source heat pump.

OUTSIDE STORAGE: Outside storage, which is located underneath the outside rear courtyard. This area is not completely watertight and can be accessed from the single bedroom.

PARKING: There are 2 allocated parking spaces to the right of the property in a parking lot, shared with 2 other houses.

SERVICES

Electric and water. Heating - Underfloor heating, via an air source heat pump.

Ofcom predicted broadband services: TBC

Ofcom predicted limited mobile coverage for voice and data: TBC

Council Tax Band: TBC

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. Pets by negotiation. RENT: £1,450.00.00 pcm exclusive of all charges. DEPOSIT: £1,673.00 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.

AGENCY NOTE

There are still ongoing works going on in the development.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
87		
England & Wales		EU Directive 2002/91/EC