



Netherton Cottage , Berry Pomeroy, Totnes, Devon TQ9 6LR

A charming, completely refurbished 2 bedroom cottage with a study located approximately 2.5 miles from Totnes in a rural position. The property forms part of the Berry Pomeroy Estate. EPC Rating Band E. Tenant fees apply.

Totnes 2.5 Miles, A38 7.7 Miles, Plymouth 27 Miles

- 2 Bedroom Cottage with Study
- Newly Refurbished Throughout
- Idyllic Setting and Views
- Off Street Parking for 3 Cars
- Council Tax Band E
- Deposit: £1,730
- Tenant Fees Apply

£1,500 Per Calendar Month

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

SITUATION

The attractive village of Berry Pomeroy has a primary school, village hall and church and is in an Area of Outstanding Natural Beauty, not far from the banks of the River Dart, with Dartmoor and the English South West coast and beaches close by.

Berry Pomeroy is 2 miles from the interesting market town of Totnes known for its 'alternative' and 'transition town' lifestyle, literary and music festival, riverside life and main line railway station taking you to London Paddington in around three hours.

Newton Abbot, with its main line railway station, is approximately 7 miles away and the coastal town of Paignton 4 miles. The A38 situated 5 miles from Totnes, connects the town with Exeter and Plymouth.

DESCRIPTION

Netherton Cottage is a charming, completely refurbished 2 bedroom cottage, with study, located approximately 2.5 miles from Totnes in a sunny rural position. The property benefits from a kitchen diner and sitting room, three outside stores and a sweeping driveway, secured by electric gates and intercom system.

ACCOMMODATION

Netherton Cottage is accessed by electric gates with intercom system. A sweeping driveway leads to parking space for 3 cars.

The entrance to the front of the property is via a porch, with front door leading to:-

HALLWAY, STAIRS AND LANDING

An entrance hallway with intercom system and window to the side. The staircase is carpeted rising to the first floor. carpeted landing with doors leading to:-

LOUNGE

Laminate wooden flooring with feature fireplace containing wood burning stove and cupboards either side. Radiator. Understairs cupboard. Window with extensive views to front and over scenic countryside.

OPEN PLAN KITCHEN/ DINER

Newly fitted kitchen with electric oven and 4 point hob. Selection of wall and floor cupboards with space for a washing machine or dishwasher and refrigerator. Radiator. Window and door to rear courtyard. Two built in cupboards. Ample space for a dining room table.

BEDROOM 1

Carpeted double bedroom. Window to front. Radiator. Door leading to:-



STUDY

Carpeted room. Window to side. Radiator.

BEDROOM 2

Carpeted double bedroom with window to rear. Built in wardrobe. Radiator.

BATHROOM

Newly fitted suite with bath, separate shower, WC, wash hand basin, towel rail and window to rear.

OUTSIDE

The garden is laid mostly to lawn and bordered with some flower beds. A patio area is located to the front of the property providing views over the surrounding farmland and woodland. The property also benefits from three small outhouses with lighting and power and a small rear courtyard.

SERVICES

Mains electric & water. Private sewage (septic tank). Oil for central heating.

LOCAL AUTHORITY

Council Tax Band E: 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 a assured shorthold tenancy for 12 months plus, unfurnished and available immediately.

RENT: £1,500.00 pcm exclusive of all charges. Children/pets might be considered. DEPOSIT: £1,730.00 Returnable at end of tenancy subject to any deductions (The landlord registers the deposit with a secure deposit scheme called Mydeposits.com, which is administered in accordance with the 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.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		44	
EU Directive 2002/91/EC			

These particulars are a guide only and should not be relied upon for any purpose.

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