



Woodcourt Farm Cottage Woodcourt Road,
Harbertonford, Totnes, Devon TQ9 7TY

A one bedroom cottage located in a semi-rural position.
Unfurnished. Pet by negotiation. EPC exempt due to size.
Tenant fees apply.

Totnes 4 miles | A38 7 miles | Kingsbridge 9.8 miles

• One Bedroom Cottage • Semi-Rural Location • Wood Burning Stove • Two Private Gardens • Parking for up to Two Cars • Sewerage Cost Included in the Rent • Council Tax Band: A • Deposit: £1,009.00 • Pet by Negotiation (Terms Apply) • Tenant Fees Apply

£875 Per Calendar Month

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

SITUATION

Harbertonford is a charming and unspoilt village situated on the banks of the river Harbourne, which follows through Harbertonford into Bow Creek and onward towards Dartmouth.

The village offers a primary school, a church, a village hall and a store/Post Office. The town of Totnes on the River Dart is approximately 3 miles away, being a popular medieval market town with narrow streets and a Norman castle. The town has a creative spirit, as characterised by its unique range of shops and cafes.

Totnes has both primary and secondary schools, 2 supermarkets and is approximately 7 miles away from the junction to the A38/Devon Expressway, allowing for speedy access to Plymouth and the Cathedral city of Exeter with its international airport. Totnes also has a mainline railway link to London Paddington.

DESCRIPTION

A one bedroom cottage located in a semi-rural position. Unfurnished. Pet by negotiation. EPC exempt due to size. Tenant fees apply.

ACCOMMODATION

A small path leads to a private front garden and the entrance to the front of the property, with front door leading to:-

PORCH

Clay tile flooring with a window to the front. Door leading to:-

OPEN PLAN KITCHEN AND SITTING ROOM

Sitting room with clay tile flooring, a wood burning stove and a radiator. A fitted kitchen lines one wall with a selection of wall and floor cupboards, a gas oven and 4 point hob, plumbing for a dishwasher and space for a refrigerator. A window provides views to the front.

STAIRS

The staircase has carpet runners, rising to the first floor::

BEDROOM

Double bedroom with wooden flooring, a vaulted ceiling and exposed trusses. Windows to the front and rear. Two radiators. A door leads to:-

REAR HALLWAY

With wooden flooring, a radiator and a window to the side and a door providing access to the rear garden.

BATHROOM

A fitted suite with a shower over the bath, W.C, wash hand basin, airing cupboard and a radiator. Window to the side and rear.

OUTSIDE

A garden which is mainly laid to lawn, is located to the rear of the property. The property also benefits from a separate garden and a shed.

PARKING

Parking for two cars is located to the rear of the property.

AGENT NOTES

The heating at the property is provided by a combination of electric panel

heaters and radiators, which are heated via the woodburning stove.

Building works are likely to occur in the area during the tenancy.

SERVICES

Mains electric & water. Private sewage included in the rent.

DIRECTIONS

From Totnes head towards Harbertonford on the A381 for around 3 miles. In the centre of the village, take the second turning on the right into Moreleigh Road and right again into Woodcourt Road. Continue to the end of the road to Woodcourt House and Dovecote is on the left-hand side

what3words: warp.ladders.ditched

LOCAL AUTHORITY

Council Tax Band A: 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: £875.00 pcm exclusive of all charges. DEPOSIT: £1,009.00 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.

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/6915beb8bc34c86ce4e6730/Implementing_the_renters_rights_act.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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) 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		