



## 2 Nutcombe Cottages, East Allington, Totnes, Devon TQ9 7QE

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A superb, well appointed detached 3 double bedroom country cottage, with garden and off road parking. The cottage enjoys superb far reaching southerly views over the valley. EPC Band D. Deposit: £1,673.00. Pet by negotiation. Tenant fees apply.

Totnes: 9.7 Miles | Kingsbridge: 4.4 Miles | Plymouth: 26 Miles

• 3 Double Bedrooms • Garden • Parking For 4 Cars • Village Location • Panoramic Countryside Views • Deposit: £1, 673.00 • Only 1 Dog or 1 Cat Accepted (Terms Apply) • 12 Months plus • Council Tax Band: C • Tenant Fees Apply

### £1,450 Per Calendar Month

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

## SITUATION

East Allington is a popular village with an Inn and a highly-respected primary school. Kingsbridge - known locally as "The Capital of the South Hams" - lies at the head of the Salcombe estuary 4 miles or so to the south. The town has an excellent range of shops and local facilities which include a health centre, a cottage hospital, a highly-rated (OFSTED) secondary school and a sports centre. Salcombe, Devon's southernmost town, is some 8 miles distant with its beautiful harbour and unspoilt estuary, renowned as a mecca for yachting and water sports. The lively, medieval market town of Totnes with its mainline railway station is approximately 9 miles distant whilst the A38 "Devon Expressway" is within easy reach.

## ACCOMMODATION

### GROUND FLOOR

**DOWNSTAIRS WC:** Low level WC, wash hand basin and window.

**DINING ROOM (11'8" x 10'2"):** A bright room with a large window overlooking the garden with views of countryside beyond. Ceiling light point, radiator and power points. **KITCHEN (15'2" x 7'7"):**

Comprising of wooden fronted units with granite worksurfaces, an integrated stainless steel sink, oven with electric hob and extractor over, dishwasher, washing machine and space for a fridge/freezer. Power points, windows to the side and door to:

**LIVING ROOM (16'1" x 14'7"):** A dual aspect room with a fireplace with wood burning stove. Double doors open out onto the rear patio with views of the countryside. TV point, power points and radiator.

### FIRST FLOOR

**BEDROOM 1 (14'10" x 9'9"):** Positioned to the rear of the property with fantastic countryside views towards the village. Double room with radiator and power points. **BEDROOM 2 (14'11" x 11'4"):**

Positioned to the rear of the property, with fantastic countryside views towards the village. Double room with radiator and power points. **BEDROOM 3 (15'0" x 8'5"):** Double room with a window to the side. Radiator and power points. **BATHROOM:** Comprising of a modern suite with a panelled bath with a glass shower screen and shower attachment over. Pedestal wash hand basin, WC and window to the side.

## OUTSIDE

There is a beautiful rear garden mainly laid to lawn, with an outlook over the valley and beyond to the countryside. Patio area to the living room area. Parking for two cars on the drive and a further two allocated parking spaces in the lane.

## SERVICES

Electric, - Mains connected. Heating - Oil fired central heating.

Private water (spring) and shared septic tank.

Ofcom predicted broadband services - Superfast: Download 42 Mbps, Upload: 8 Mbps.

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

Council Tax Band: C

## AGENT NOTE

The septic tank is shared with a neighbouring property. The septic tank is emptied yearly and 50% of the cost will be invoiced by the landlord to be paid by the tenant.

The water provision is via a natural spring. The salts required to maintain the water filtration plant are to be purchased and administered by the tenant.

## LOCAL AUTHORITY

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).

## DIRECTIONS

Please do not follow sat nav.

From Kingsbridge, take the A381 signed Totnes. After around 3 miles, turn right sign posted East Allington before the hamlet of The Mounts. Continue on this road for approximately 1 mile. As you go down the hill before the right hand bend there is a drive sign posted Nutcombe Farm and the property is the second property on the left hand side.

From Totnes, take the A381 to Kingsbridge, go through the hamlet of The Mounts, take a sharp left turning sign posted East Allington. Continue on this road for approximately 1 mile. As you go down the hill before the right hand bend there is a drive sign posted Nutcombe Farm and the property is the second property on the left hand side.

What3Words: various.quick.scavenger

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1400.00 PCM exclusive of all charges. Pets considered. If the agreed let permits pets the rent will be £1475.00. DEPOSIT: £1,73.00 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 AND 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 BILL

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

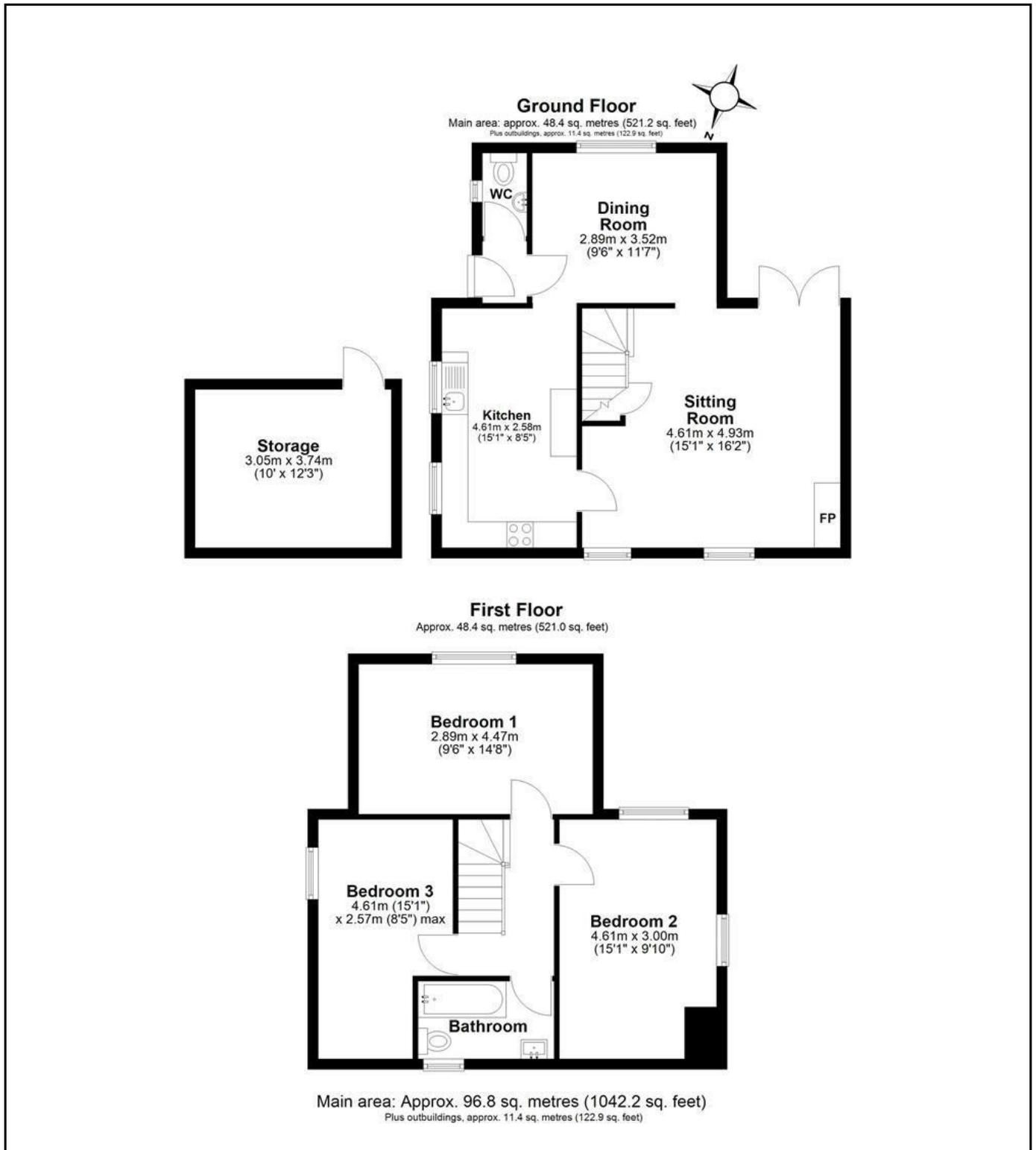
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92+ (plus) <b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	