



## Moor View Cornworthy, Totnes, Devon TQ9 7ES

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A spacious, 2 double bedroom attached property with a bathroom, utility room, a kitchen and a large open plan living area, which leads to a decked area. The property also benefits from parking for a small car, an attractive lawned garden and stunning views over the countryside towards Dartmoor. Sorry no pets. EPC Band E. Tenant fees apply.

Dartmouth 5.7 miles | Totnes 6.5 miles | A38 13 miles | Plymouth 29 miles

- Spacious Open Plan Living
- Off Street Parking for a Small Car & garden
- Two Double Bedrooms
- Countryside & Moor Views
- Furnished/ Part Furnished/ Unfurnished - The Landlord is Flexible
- Sorry No Pets
- Deposit: £1,211.00
- 6 Months Plus
- Council Tax Band: D Parking & garden
- Tenant Fees Apply

£1,050 Per Month

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## SITUATION

This delightful and spacious property is situated in Cornworthy, one of the beautiful Dartside parishes. The village is approximately 4 miles from the historic market town of Totnes. There are fabulous walks around the village, along the banks of Bow Creek and the River Dart; due to the village's secluded position a strong sense of community prevails. The village benefits from a friendly local pub, a stunning 15th century church and a well-used village hall. Totnes is a medieval market town situated in the South Hams area of South Devon on the River Dart and has a unique culture and creative spirit, characterised by the main streets with their unique shops and cafes etc. Totnes has primary and secondary schools, two supermarkets, a main line rail station, a leisure centre/swimming pool, and there are boating opportunities on the River Dart. There is a main line railway station with a service to London's Paddington.

## DESCRIPTION

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## ACCOMMODATION

ENTRANCE HALL: Hanging area, radiator. BEDROOM 1: Side aspect with built in wardrobe and cupboards. Beamed ceiling. Radiator. BEDROOM 2: Side aspect with built in wardrobe and cupboards. Beamed ceiling. Radiator. BATHROOM: A family bathroom with white suite, bath and double size shower cubicle. Heated towel rail. UTILITY ROOM: Plumbing and space for washing machine and tumble dryer. OPEN PLAN LIVING AREA: A spacious and light area (8.54 m x 4.65 m) with Carpenter Oak beams and uprights. The living area benefits from a wood burning stove and the dining area has doors to the rear decked area. The views can be enjoyed from this area. The kitchen area (3.9 m x 2.91m) is well equipped with an electric hob and oven, wall and base units and a refrigerator.

## SERVICES

Mains metered water, oil fired central heating, mains electricity. Council Tax Band E South Hams District Council 01803 861234.

## OUTSIDE

The property benefits from a decked area to the side and rear and this area enjoys expansive views over the countryside to Dartmoor. There are two areas of lawn with mature beds and off street parking for one car.



## DIRECTIONS

From Totnes proceed towards Kingsbridge and Dartmouth on the A381. After passing through the village of Harbertonford leave the village behind you, climb the hill and turn left after approximately 200 metres signed Washbourne and Cornworthy. Proceed along this country lane and drop down into Washbourne, cross the river and negotiate the sharp left hand bend. Follow this road for a further mile before bearing right towards Cornworthy. Proceed through the village and Moor View will be found on the right opposite the church and the village hall. Walk through the entrance to Dinnicombe Lodge and Moor View is the attached property to the right of the lodge.

What3words: foggy.snooty.helm

## LETTING

The property is available to let on an assured shorthold tenancy for 6 months plus, and available now. RENT: £1,050 pcm exclusive of all charges. Children might be considered. DEPOSIT: £1,211.00 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.

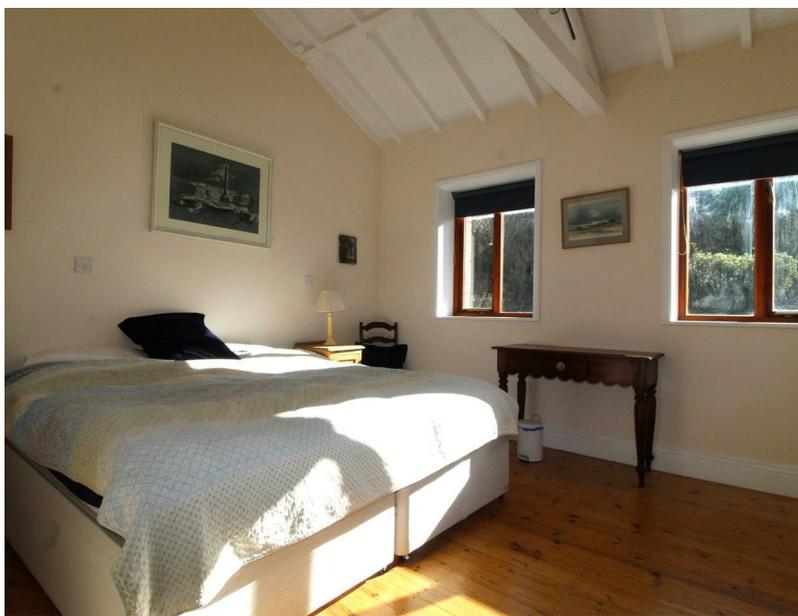
## HOLDING DEPOSIT AND TENANT FEES

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.

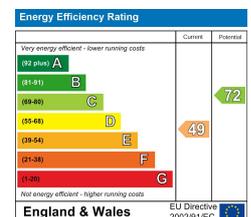
## TENANT PROTECTION

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.





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