



## 6 Limberland Avenue, Dartington, Totnes, Devon TQ9 6FT

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A delightful, 2 bedroom house set in the village of Dartington. The property offers 2 double bedrooms, both with en-suites, a living room, kitchen breakfast room, front and rear garden and parking. Pets by Negotiation. Deposit: £1,211.00. EPC Band: B. 12 Month Plus Tenancy. Council Tax Band: C. Available April. Tenant Fees Apply.

Exeter 26 miles | Plymouth 24 miles | A38 6 miles.

• Two Double Bedrooms • Two Allocated Parking Spaces • Rear Enclosed Garden • Option to be Part Furnished • Good Commuter Location • Pets By Negotiation • 12 Months Plus • Council Tax Band: C • Deposit: £1,326.00 • Tenant Fees Apply

### £1,150 Per Calendar Month

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

## SITUATION

Dartington is located in the South Hams, which is one of the most beautiful areas in Devon and noted for its quality food, culture and scenery. A prominent attraction in the area is Dartington Hall estate, which is set in 1200 acres of farmland and woods. The former cider pressing mill has a variety of shops as well as a cafe. The development is located off the A385, providing good transport links to the surrounding areas including the two largest cities in Devon, Plymouth and Exeter which are within a 40 minute drive.

## ENTRANCE HALL

Part obscured, glazed door opening into entrance hall. Doors off to downstairs cloakroom and living room. Ceiling light point, power points and telephone point.

## LIVING ROOM

Well proportioned room with large window to front of property. Stairs leading to first floor and landing. Half glazed door to kitchen/breakfast room and door off to entrance hallway. Two ceiling light points, power points, telephone point, radiator and TV point. Storage cupboard with shelving.

## KITCHEN BREAKFAST ROOM

Well presented and finished with a range of floor and wall based units. Integrated gas hob with an electric oven under and stainless steel splashback and extractor fan over. Space for fridge/freezer and washing machine. Window overlooking the rear garden and door allowing access. Ceiling light point, ceiling spot lights, power points, telephone point and radiator. Cupboard housing the gas boiler supplying domestic hot water and heating.

## CLOAKROOM

Comprising WC, wall mounted wash hand basin. Ceiling light point and radiator.

## BEDROOM ONE

Double bedroom with two windows to front, ceiling light point, power points and TV point. Door to...

## ENSUITE BATHROOM

Part tiled with a white suite comprising bath with shower over, pedestal wash hand basin, WC, radiator and ceiling spotlights.

## BEDROOM TWO

Double bedroom with a window to rear with an open outlook. Door to...

## ENSUITE SHOWER ROOM

Enclosed tiled shower with separate wash hand basin and WC. Ceiling spotlights.

## OUTSIDE

The front of the property is laid to lawn with a path to the front door.

The rear garden has a small patio area and is laid to lawn. Wooden Shed. Rear gate allowing access to the two parking spaces.

## DIRECTIONS

From the Totnes office turn right towards the roundabout and take the 2nd exit onto Station Road. Drive towards Dartington taking the A385. At the Dartington roundabout take the 2nd exit continuing on the A385 and then take the 3rd exit at the next roundabout into the development. Turn left onto Limberland Avenue and the property can be found on the right hand side.



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



## SERVICES

Mains gas, electricity and water. Heating - Gas.  
Ofcom predicted broadband services - Superfast: Download 2000 Mbps, Upload 2000 Mbps.  
Ofcom predicted mobile coverage for voice and data: EE, Three and Vodafone.  
Council Tax Band: C

## LETTINGS

The property is available to let on a assured shorthold tenancy for 12 months plus, option to be part furnished or unfurnished and is available April. RENT: £1,150.00 pcm exclusive of all charges. Pets by negotiation. DEPOSIT: £1,326.00 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 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](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/6915beb8bc34c86ce4e6e730/Implementing\\_the\\_renters\\_rights\\_act.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act.pdf)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100) A			
(81-91) B		84	
(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	