



**STAGS**

## Flat 4 Delamore House, Cornwood, Devon PL21 9QT

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A spacious apartment situated in the prestigious Delamore House in Cornwood. Large double bedroom. Living room. Semi rural location. Shower and bath. £100pcm contribution towards heating, water and drainage. EPC Rating Band D. Tenant fees apply.

Totnes 17 Miles, Ivybridge 4 Miles, Plymouth 14 Miles

- Part of Delamore House
- Period features
- Large double bedroom
- Bathroom with Shower
- Parking for one car
- Semi rural location
- £100pcm contribution towards heating, water and drainage
- Tenant fees apply

**£650 Per Calendar Month**

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

## SITUATION

Delamore House is situated in a rural location a short drive north of Cornwood in the Dartmoor National Park. The property enjoys spectacular views over Cornwood and the countryside beyond. Cornwood is a popular village with a number of amenities including primary school, pub and church. The closest supermarket is some 4 miles away on the edge of Lee Mill. There is easy access to the nearby A38 Devon Expressway to Plymouth/Exeter or beyond. Plymouth lies approximately 14 miles to the west giving access to the main Paddington to Penzance railway line. The moor is within walking distance and the beautiful South Devon Coast is easily accessible by car.

## DESCRIPTION

The flat is situated within the prestigious Delamore House. The apartment is sited in the west wing of the building on the top floor benefiting from an outlook over the south facing gardens.

## ACCOMMODATION

Access is to the right hand side of the door to the main house, via a grey painted door. ENTRANCE HALL: There are 3 flights of stairs up to the top floor of the building and access to the flat.

INNER HALL: from the main stairwell a door opens into an inner hall which accesses this flat and other accommodation used for the main house. The door to Flat 4 is the first on the right. HALL: space for coats and shoes with doors to: LIVING ROOM/DINER: a large space with two windows to the rear and two to the front with superb views over the beautiful landscaped grounds and to countryside beyond. KITCHEN/DINER: comprises of wall and base units with space for fridge freezer, washing machine and cooker. Space for a small table and chairs. Window to the side with an outlook over the pretty gardens and pond. BEDROOM: A large double bedroom with a window to the side with an open aspect over the gardens and beyond. BATHROOM: a white suite with shower, separate panelled bath, pedestal wash hand basin and WC. Window to the side.

## OUTSIDE

Parking is available for 1 car.

## SERVICES

Mains electric on a sub meter and the cost of electricity used is recovered by the Landlord at cost. Central heating controlled from the main house included in the rent. The heating, water and drainage charges will be a fixed sum of £100.00 a month payable to the landlord in addition to the monthly rent. Council Tax with South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE. Telephone number: 01803 861234.

## AGENT NOTE

Please note the property is to be let as seen.

## DIRECTIONS

From Exeter and Plymouth: Exit the A38 at Ivybridge and take signs for Cornwood. Drive straight through Cornwood on the Yelverton (signposted) road and after approx 500 yards turn left over the cattle grid by the lodge.

From Tavistock: Take the Cadover Bridge Road from Yelverton and drive over the moor to the crossroads marked 'Beatland Corner'. Turn left, travel through Wotter, down the hill, past the riding stables, over two bridges and one cattle grid, after this, take the second turning on the right over another cattle grid by the lodge.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available immediately. RENT: £650.00 pcm exclusive of all charges. Pets are not considered. DEPOSIT: £750.00 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). 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.

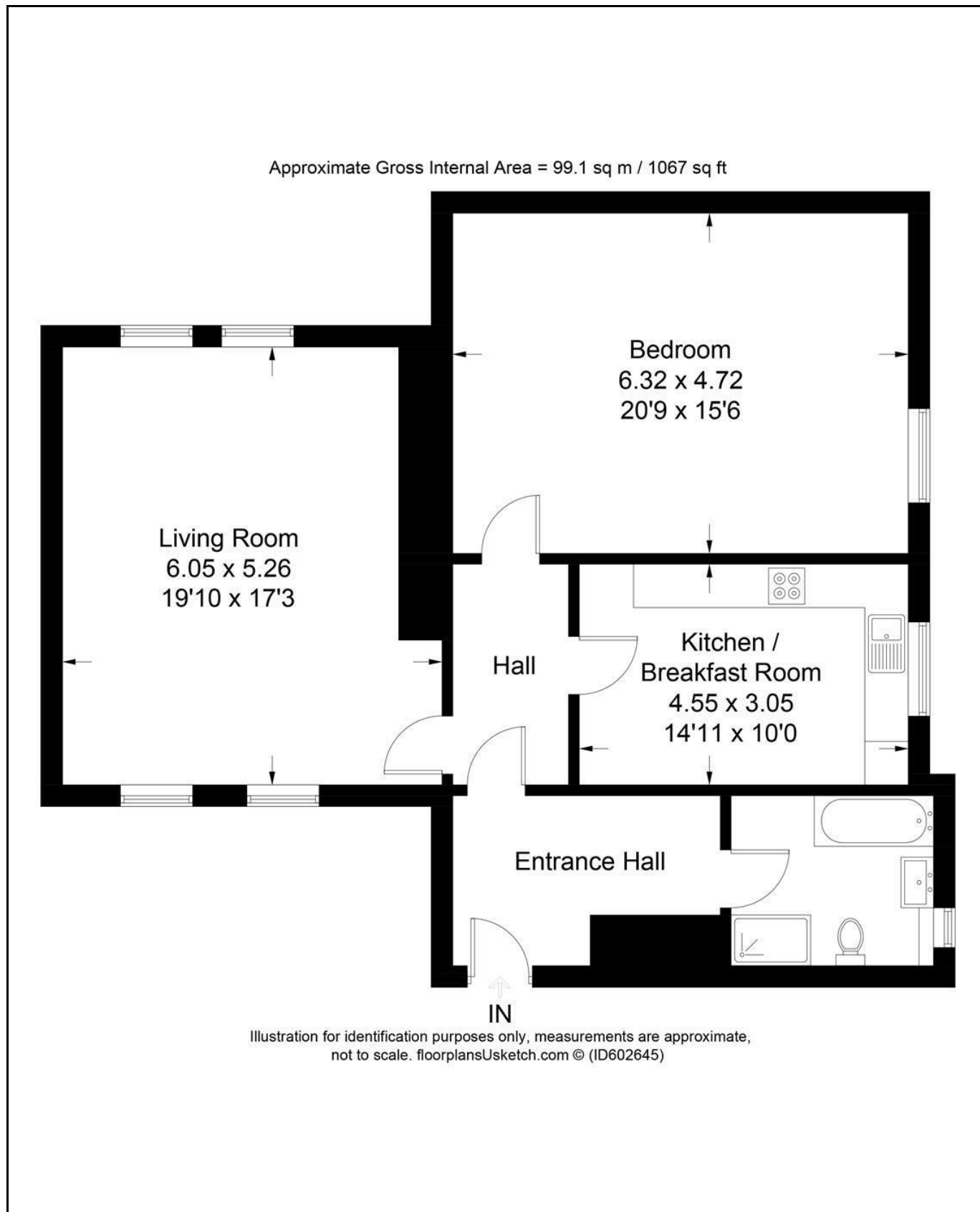
## TENANT PROTECTION

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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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| 92 plus                                     | 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                             |   | 66      | 74        |
| EU Directive 2002/91/EC                     |   |         |           |