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Coarsewell Court, Ugborough
Ivybridge, PL21 0HP

A beautifully presented 3/4 bedroom detached house set in a rural and convenient location.

Totnes 9.8 Miles, Kingsbridge 8 Miles, Ivybridge 6 Miles, Plymouth 19 Miles,

• 3/4 Bedroom Detached House • Parking for 2 or More Cars • Rural Setting With Countryside Vistas • 3 Reception Rooms • 2 Bathrooms • Large Garden • Tenant Fees Apply •

£1,250 Per calendar month

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ACCOMMODATION

A beautifully presented 3/4 bedroom detached house set in a rural location within easy driving distances to Kingsbridge, Totnes, the Moors and Plymouth. Comprising of 3 double bedrooms and 4th bedroom/dressing room, bathroom, ensuite shower room, 2 separate WCs, living room, dining room, study, kitchen breakfast room, utility room, 2 sheds and large garden. Parking for 2 or more cars. Totnes 9.8 Miles, Kingsbridge 8 Miles, Ivybridge 6 Miles, Plymouth 19 Miles.

KITCHEN BREAKFAST ROOM

4.83m X 4.17m (15'10 X 13'8)

Good size room with large window overlooking the veranda with countryside views. Comprising of wooden units and granite worksurfaces, integrated fridge and dishwasher, Rayburn which also runs the heating and hot water. Space for table and chairs.

LIVING ROOM

5.46m X 3.66m (17'11 X 12')

A large room with wood burning stove, large window overlooking the garden with window seat below, ceiling light point, power points, TV point, satellite point and radiator.

DINING ROOM

4.17m X 3.94m (13'8 X 12'11)

Double glazed french doors open out onto the veranda, ceiling light point, radiator, power points and telephone point.

STUDY

2.92m X 2.51m (9'7 X 8'3)

Dual aspect with double french doors allow access to the

veranda and garden. Ceiling light point, power points, radiator, telephone point and TV point.

UTILITY ROOM

4.45m X 1.93m (14'7 X 6'4)

DOWNSTAIRS WC

FIRST FLOOR

MASTER BEDROOM

5.21m X 2.92m (17'1 X 9'7)

Lovely light room which is dual aspect incorporating the panoramic countryside vistas. Ceiling light points, power points, radiator, airing cupboard and hatch to loft space. Door to: Ensuite shower room comprising of a white suite and benefits from underfloor heating.

BEDROOM FOUR/DRESSING ROOM

3.30m X 0.20m (10'10 X 8)

Perfect as a nursery room or dressing room, this room leads into the master bedroom. Window to the front with countryside views, radiator, power points and light point.

BEDROOM TWO

5.54m X 4.88m (18'2 X 16')

A double room with an outlook over the garden and to countryside beyond. Ceiling light point, power points and radiator.

BEDROOM THREE

3.94m X 3.25m (12'11 X 10'8)

A large dual aspect room with built in double wardrobes and



southerly aspect. Ceiling light points, power points and two radiators.

BATHROOM

A modern suite with panelled bath, pedestal wash hand basin, WC, shower unit, built-in storage cupboards, heated towel rail and window to the rear. Karndean to be fitted.

OUTSIDE

The property enjoys gardens running across a south aspect with lawns to the side, surrounded by rural countryside. A paved terrace/veranda runs across the rear of the property which is covered by a Victorian canopy and is perfect for alfresco dining and summer living. Stone built shed, timber built shed, area for keeping chickens. Parking for 4 cars. Additional field opposite to rent subject to negotiation.

SERVICES

Oil central heating, mains electric, water and private drainage.

SITUATION

Coarsewell Court is gloriously located in a sheltered valley location and has convenient access to the A38 within Ugborough parish, which is a highly favoured village in the South Hams. Ugborough is a unique village with a strong community, set around a square offering 2 local public houses, primary school and church that dates back to 1121. The property is just minutes from the A38 providing easy access to both the cities of Plymouth and Exeter. There are secondary educational facilities provided a short distance away at Ivybridge.

DIRECTIONS

From Totnes, head towards Plymouth and take the Plymouth Road. At Avonwick turn left into the village sign posted Ugborough (A3121), continue for 2 miles and at the cross junction turn left onto the B3196 sign posted Loddiswell 6. After 1.5 miles turn left by the entrance to Marridge Farm and after 0.5 miles turn right sign posted Coarsewell. The property can be found on right hand side after on the corner.

LETTING

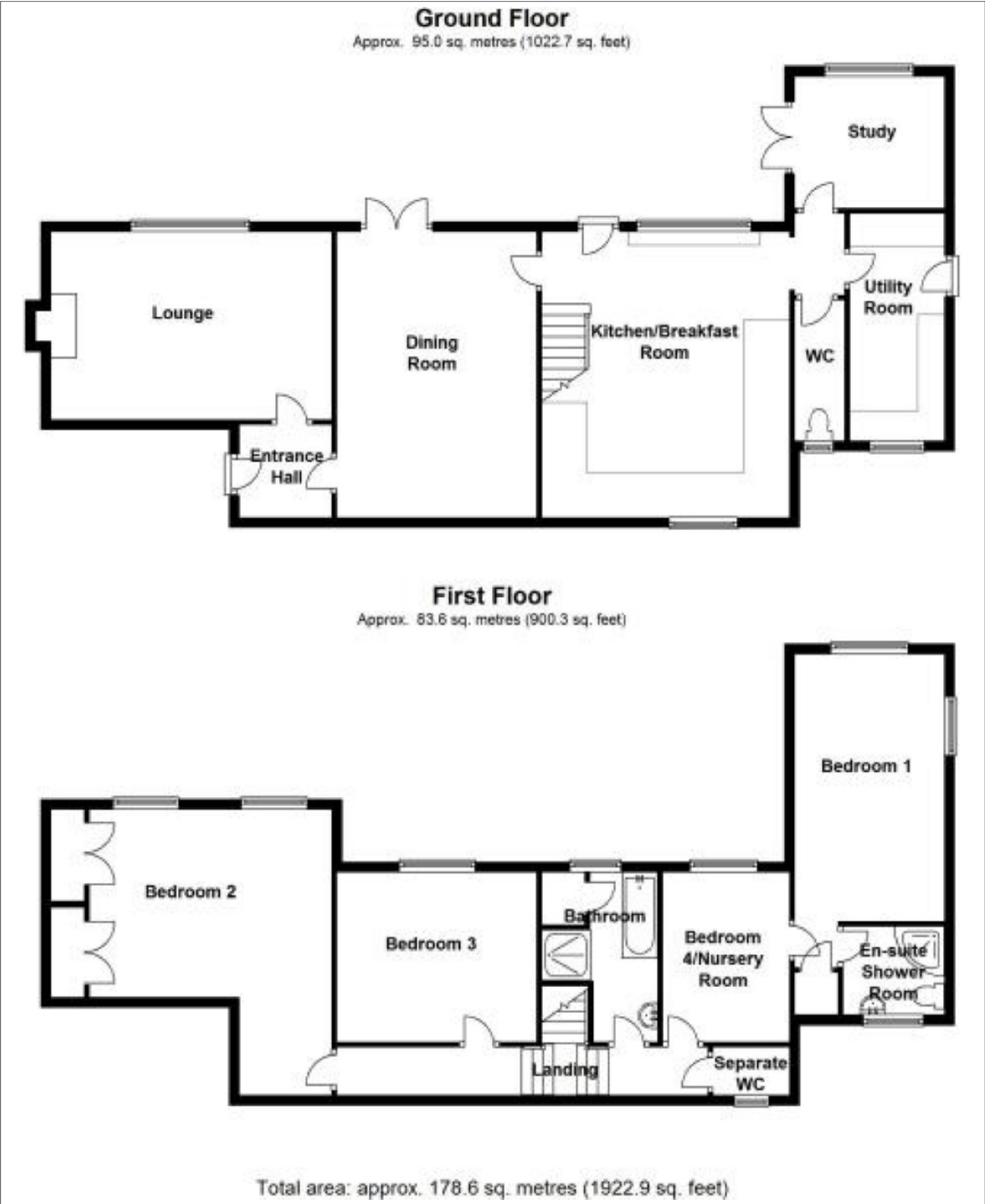
The property is available to rent on an Assured Shorthold Tenancy. Rent £1250.00 Per calendar month exclusive of all utilities, telephone and council tax. Deposit £1350.00 (higher if a pet is allowed). All deposits for a property let through Stags are held in an approved Tenancy Deposit Scheme. Usual references required. Viewings strictly by appointment with Stags.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216.00 (£180.00 plus VAT) for the first applicant plus £168.00 (£140.00 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability, as well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees please contact Stags.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC