



STAGS

Chiff Chaffs, Newton Farm, Blackawton,
Totnes, Devon, TQ9 7AG

A charming 3 bed detached farm cottage in peaceful
South Hams valley.

Totnes 11 miles, Kingsbridge 8 miles, Dartmouth 7 miles

• South Hams • Shower room and bathroom • Open plan living • Wood
burning stove • Private patio • Parking • Tenant fees apply • Available
now •

£750 Per calendar month

EPC Band E

01803 866130 | rentals.totnes@stags.co.uk

SITUATION

Chiff Chaffs is situated in a peaceful South Hams valley. The towns of Kingsbridge, Dartmouth and Totnes are within easy reach and offer a wide range of amenities. Dartmouth is nearby and provides a more extensive range of facilities, lying as it does at the mouth of the River Dart, a spectacular estuary famous as a sailing centre and home to Britannia Royal Naval College. Totnes has a mainline station with direct access to London Paddington within approximately 3½ hours. The village of Blackawton is approximately 2 miles away from the property and nestles amongst the stunning rolling hills and countryside of the South Hams. The village has a strong community with a primary school, community shop, village hall, the church of St Michael and a public house.

DESCRIPTION

A charming detached farm cottage in peaceful South Hams valley. Open plan sitting area with wood burning stove, dining area, kitchen. 3 bedrooms, shower room, bathroom and electric heating. Private patio, parking. EPC Band E. Tenant fees apply. Available now. Pets to be considered. Sorry no smokers, benefits, young children or sharers.

ACCOMMODATION

Access into the open planing sitting room / kitchen / diner which is a spacious area with wood burning stove and dining area. The kitchen is also in this space and has an electric cooker and plumbing for dishwasher and washing machine. There is space for a fridge freezer. The views out over the surrounding countryside are a real feature of this room. Bedroom 1 is a double ground floor room with separate access if required and electric panel heater. Shower room with electric shower in cubicle, basin, W.C and Heated towel rail.

First floor; Bedroom 2 is a double room with built-in storage and wardrobe, exposed trusses and electric panel heater. Bedroom 3 is a double room with built-in airing cupboard and wardrobe, exposed trusses and electric panel heater. Family Bathroom has a modern suite, hand held shower attachment to bath and heated towel rail.

OUTSIDE

The property benefits from its own private patio and allocated parking to the front.

SERVICES

Mains water, mains electricity & private sewerage. Council tax band: D South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail:



customer.services@southhams.gov.uk.

DIRECTIONS

From Totnes take the A381 towards Kingsbridge. Pass through the villages of Harbertonford and Halwell. Stay on the A381 and you will pass Totnes Cross garage on your left. After approximately half a mile you will see a left hand turning signposted East Allington and Slapton. Take this turning. Continue for approximately 2.5 miles and then turn left at Wallaton Cross which is written down the post. Follow this road and take the first right hand turning signposted Scarswell/Torr and Newton Farm it will be found on the left hand side. Turn into the second gateway and the parking for Chiff Chaffs will be straight ahead. Chiff chaffs is clearly signed at the entrance gate. Post code: TQ9 7AG

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £750.00 pcm exclusive of all charges. Older children/pets might be considered. Where the agreed let permits pets the rent will be £787.00. DEPOSIT: £865.00 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.





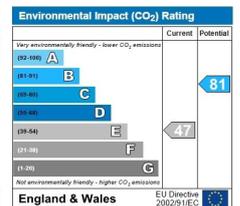
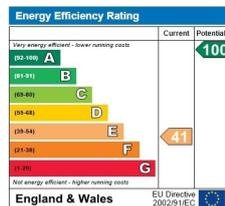
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These particulars are a guide only and should not be relied upon for any purpose.

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