



Ashbury Tor Devon Palms, Teignmouth Road, Torquay,
Devon TQ1 4TH

A ground floor apartment at the front of the
building with an open plan living space.

Newton Abbot 4.5 miles Exeter 20 miles Totnes 11 miles

• TV with Freeview • Private courtyard • Fully fitted kitchen • Fully
furnished • Walking distance of the beach • Communal
gardens • Parking • Tenant fees apply • Available from 1st October

£650 Per Calendar Month

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

DESCRIPTION

A 1 bedroom ground floor apartment within walking distance of the village centre of Maidencombe with its own beach and public house. Communal gardens to enjoy along with parking for one car and on a bus route. Stokeinteignhead village is closeby. Wi-Fi included.

ACCOMMODATION

The apartment is open plan, from entering through the front door is leads into the LOUNGE / KITCHEN / DINER: WiFi, TV with freeview, radiator, double sofa bed, electric oven, electric hob, a microwave, kettle, toaster, iron, ironing board and a fridge and freezer. And door to:- BEDROOM: electric heater. BATHROOM: comprises of a shower, toilet and wash basin.

OUTSIDE

1-acre landscaped grounds with sitting-out area and garden furniture (shared with other properties on site). Children's play area (shared with other properties on site).

SERVICES

Mains electric. Each rental unit has an individual sub meter and the landlord will calculate the charges as per the units used. No Water and drainage costs as it is included in the let. WiFi included. No cats or dogs. Other pets may be considered. Communal Laundry onsite with washing machine and tumble drier (costs approx £1.00 per machine). Council tax via: Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

SITUATION

Maidencombe is only 10 minutes away from the centre of Torquay, and Teignmouth with its lovely safe sandy beaches is approximately the same distance. Both towns offer a rich variety of daytime and evening entertainment, with many Restaurants offering some of the best cuisine in Torbay.

The hamlet of Maidencombe (mentioned in the Domesday Book, 1086) is on the most northerly reach of Torbay. Torbay is relatively densely populated and yet Maidencombe, still a part of Torbay, remains rural with a backdrop of farmland and facing North/East stretches down to the wonderfully rich Devon sandstone cliffs which overlook the sea and Lyme Bay. This red sandstone is responsible for the soil's red colour and sometimes cloying texture, but is a feature of the local farmland.

Maidencombe is also on the coastal path route enjoyed by many on holiday and is controlled by the local authorities as an area of preservation and managed by the Torbay Coast and Countryside Trust. Maidencombe has always been popular with residents of Torbay and this naturally attracts visitors who appreciate nature, views, walks and the country style of life, yet are within striking distance of a decent sized town.

Torquay is less than 4 miles away, which can be reached either on foot, via the coast path (recommended for walkers) by car or by bus, passing through St. Marychurch and Babbacombe on the way.

There are numerous pretty Devon villages in the surrounding area as well as stunning country and coastal walks. The rural

splendour of Dartmoor with its walking, horse riding etc, is only a half hour car journey away.

DIRECTIONS

From Exeter: From M5 follow A38 then A380 to Torquay. After 2 miles turn left on to B3192 Teignmouth for approx. 3 miles. At bottom of hill turn right at traffic lights. At next set of lights take left filter over Shaldon Bridge. Follow coast road towards Torquay for approximately 2 miles to Maidencombe. Devon Palms can be found on the right hand side clearly signed.

From Plymouth: Take the A38 towards Exeter, After approx. 23 miles take the A383 towards Newton Abbot. From Newton Abbot follow the signs for the B3195 to Teignmouth via Kingsteignton. Cross under the A380 towards Teignmouth on the A381. After 3.4 miles take the sharp left hand turn towards Torquay on the A379. Cross the Causeway and follow the A379 for 2.9 miles to Maidencombe. Devon Palms is clearly marked on the right hand side.

LETTING

The property is available to let on a Winter Let for a maximum of just over 7 months only, furnished and available between 1st October 2021 and 31st May 2022. RENT: £650.00 pcm exclusive of some charges. Where the agreed let permits pets there will be an additional charge on top of the rent of £50.00. Deposit £750 Returnable at end of tenancy subject to any deductions (all deposits for a property let at Devon Palms are landlord held and administered in accordance with the Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

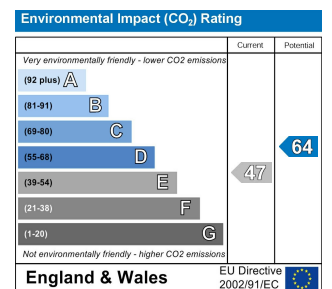
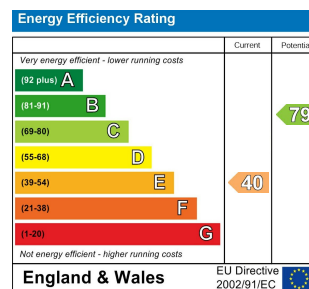
HOLDING DEPOSIT & TENANT FEES

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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