



3 Coleridge Lane Cottages 3 Coleridge Lane Cottages,  
Chillington, Kingsbridge, Devon TQ7 2JR

---

A two bedroom mid-terraced house with a private garden,  
located in the village of Chillington. Unfurnished. EPC  
Band: E. Pets by negotiation. Tenant Fees Apply.

Totnes 13 miles | Kingsbridge 5 miles | Plymouth 29 miles

• 2 Bedroom Terrace House • Located in Chillington • Wood Burning Stove • Private  
Garden • Available from January • Pet By Negotiation (Terms Apply) • 12 Months  
Plus • Deposit: £980.00 • Council Tax Band: B • Tenant Fees Apply

**£850 Per Calendar Month**

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

## SITUATION

Chillington is a thriving village with its own pub, post office/general stores and centrally-located health centre. There are excellent primary schools in the neighbouring villages of Stokenham and West Charleton. It is some 4 miles from Kingsbridge, a market town at the head of the Salcombe estuary with an excellent range of shops and local facilities, which include a health centre/cottage hospital, an outstanding secondary school and a sports centre. The sailing town of Salcombe, with its wonderful beaches and many shops and boutiques, is just a 20 minute drive away whilst the beach at Torcross is just 5 minutes away. There is a slipway one mile away at Frogmore, which is situated at the head of a tidal creek off the Kingsbridge Estuary whilst Torcross, adjacent to Start Bay, is two miles away.

## ACCOMMODATION

The property is accessed via the main street. With front door opening to:-

### SITTING ROOM

Tiled flooring, with a feature fireplace containing a wood burning stove, a radiator and window to the front. A door leads to:-

### KITCHEN

A fitted kitchen with a Neff electric oven and 4 point hob. Selection of wall and floor cupboards, with an integrated Neff dishwasher and space for a refrigerator. Radiator. Window to the rear. Door leading to:-

### REAR HALLWAY

Tiled flooring, door allows access to rear courtyard and a door leading to:-

### BATHROOM

A newly fitted suite with a shower over the bath, W.C, wash hand basin and an airing cupboard. Window to the side.

### STAIRS AND LANDING

Staircase with wooden flooring, rising to a small first floor landing and doors leading to:-

### BEDROOM 1

Double bedroom with wooden flooring, a feature fireplace and a wall cupboard. Radiator. Window to front.

### BEDROOM 2

Double bedroom with wooden flooring. Radiator. Window to rear.

### GARDEN

A paved patio courtyard with steps lead up to a large garden, which is mainly laid to lawn with large shrubs and boarded by low fencing.

## SERVICES

LPG bottled gas, mains electric, water and drainage. Council Tax B: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

## DIRECTIONS

What3Words: deploying.glass.marshes

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £850.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £875.00 DEPOSIT: £980.00 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.

## 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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1r\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1r_roadmap.pdf)



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  
01803 866130  
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (A+)	A		
81 (A)	B		
69 (B)	C		
55 (D)	D		
39 (E)	E	47	
21 (F)	F		
1 (G)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			