



STAGS

Clocktower Cottage Harberton Manor, Harberton, Totnes, Devon TQ9 7SP

A unique and beautifully renovated two bedroom detached cottage, with a private courtyard garden and an allocated parking space. EPC Band: D. Tenant fees apply.

Totnes: 3 miles | Dartmouth: 12 miles | A38: 4.4 miles

• Two Bedroom Detached Cottage • Wood Burning Stove • Landscaped
Courtyard Garden • Allocated Parking Space • Fully Furnished • 12 Months
Plus • Deposit: £1,557.00 • EPC Band: D • Tenant Fees Apply

£1,350 Per Calendar Month

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

SITUATION

The property is situated in the thriving village of Harberton with its strong community, bound by the well known pub, The Church House Inn, the historic church of St Andrews and the parish hall. Clocktower Cottage is within a short distance of Totnes market town, the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty, with Dartmoor National Park to the north, and stunning beaches and coastline ten miles to the south.

Totnes has a mainline railway station, allowing direct connections to London Paddington and Waterloo Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.

APPROACH

The access to the property is via wrought iron gates onto a wide driveway and the allocated parking space for the cottage.

ACCOMMODATION

Clocktower Cottage is a picturesque white-rendered cottage with a traditional slate roof and a large feature clock, which proudly sits atop the dwelling.

Inside, the inviting hallway offers a generous storage cupboard, perfect for coats, shoes, and daily essentials. The light-filled kitchen is thoughtfully designed, boasting natural slate flooring, a stylish selection of wall and base units, and integrated appliances including a fridge, freezer, dishwasher, and a washing machine. The charming living room provides a warm and welcoming ambiance, highlighted by a feature fireplace with a wood-burning stove. Built-in shelving, gentle ambient lighting and tasteful décor, provide a relaxing and comfortable space.

Upstairs, the first floor hosts two charming bedrooms: a delightful single room with a unique round window, elegant furnishings, and a spacious master bedroom complete with two built-in wardrobes and a large bay window that floods the room with natural light. A modern bathroom fitted with a contemporary shower, wash hand basin, and W.C completes the second floor.

OUTSIDE

The private and sunny rear courtyard garden is laid with attractive stone paving and features a central ornamental boxwood hedge. Mature shrubs and thoughtful planting frame the patio and the garden is enclosed by traditional stone walls and decorative wrought iron trellis.

SERVICES

Electric, water, drainage - Mains connected. Heating - Oil central heating. Ofcom predicted broadband services - Superfast: Download 74 Mbps, Upload 18 Mbps. Ofcom predicted limited mobile coverage for voice and data: EE and Three. Council Tax Band: Not applicable

The tenant will be required to pay a contribution towards Council Tax, water, sewerage, oil heating, electric, Wifi and TV licence of £350.00 per calendar month.

DIRECTIONS

What3Words: ideas.folks.introduce

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

LETTING

The property is available to let on an assured periodic tenancy and is available from June. RENT: £1,350.00 pcm exclusive of all charges. DEPOSIT: £1,557.00 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. The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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.

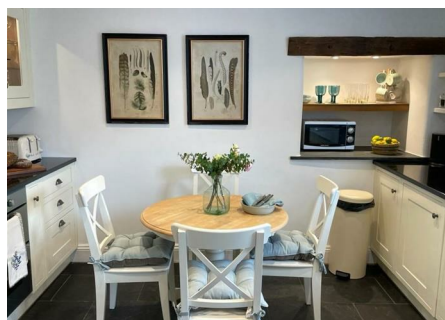
RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.



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		
(92-100) 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		
EU Directive 2002/91/EC		