



Kelston Knoll 12 Rydon Acres, Stoke Gabriel, Totnes, Devon TQ9 6QJ

A recently refurbished, detached bungalow situated in the popular village of Stoke Gabriel. Rydon Acres occupies a large plot with wrap around, well-kept gardens, a double garage and driveway parking. EPC Band: D. Tenant Fees Apply.

Totnes: 4 miles | Dartmouth: 8 miles (via ferry) | Exeter: 29 miles

• Three Double Bedroom Bungalow • Two Bathrooms • Newly Fitted Kitchen • Mature Gardens • Off Street Parking & Double Garage • 12 Months Plus • Council Tax Band: F • Deposit: £2,019.00 • Tenant Fees Apply

£1,775 Per Calendar Month

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

SITUATION

Stoke Gabriel is an attractive and highly desirable village set in the cleft of one of the River Dart's banks; a perfect place to retire or raise a family, with children's sporting activities and a pre and primary school.

This friendly village with its winding, narrow roads has a church, two pubs and two shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car.

Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington.

The busy medieval town of Totnes is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

ACCOMMODATION

ENTRANCE HALL: A spacious entrance hall with doors to:- BEDROOM 1: A double room with a window to the front aspect and door to:- ENSUITE SHOWER ROOM: Window to the side aspect. Comprising of a shower, bidet, W.C and wash hand basin. SITTING / DINING ROOM: a dual aspect, L-shaped room with a feature gas fire and sliding patio doors allowing access to the side patio and garden. Door from the dining area to:- KITCHEN BREAKFAST ROOM: Comprising of newly fitted base and wall units with marble work surfaces above, an integrated double oven, microwave, 4 ring induction hob with extractor, dishwasher and space for a washing machine and fridge freezer. Window overlooking the rear, opening into the breakfast area with a door to bedroom 3 and a window and door to the rear. Two built-in cupboards with one housing the gas combination boiler supplying domestic hot water and heating. BEDROOM 3: A double bedroom with carpeted flooring and a dual aspect to the front and side, accessed from the kitchen breakfast area. BEDROOM 2: With a feature bay window overlooking the front of the property and a built-in wardrobe cupboard. BATHROOM: Comprising of a newly fitted white suite with a bath and shower over, wash hand basin and obscured window to the front. SEPARATE WC: A modern suite with wash hand basin and WC. Obscure window to the front.

OUTSIDE

GARDEN: The large, private and enclosed garden which is mostly laid to lawn with various shrubs, bushes and trees including apple trees. There is a patio area to the side, accessed directly from the kitchen/breakfast room, which is perfect for al fresco dining, in addition to another patio area accessed from the sitting room/dining room.

GARAGE: A detached, double garage with a pitched roof, electric up and over door and two windows to the side.

SERVICES

Electric, water, drainage, gas - Mains connected. Heating - Gas central heating.
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20Mbps.
Ofcom predicted limited mobile coverage for voice O2 and Vodafone.
Council Tax Band: F

LOCAL AUTHORITY

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

DIRECTIONS

On leaving Totnes, take the A385 signposted Paignton and Torquay. Continue along this road out of Totnes until you reach Longcombe Cross garage on your right hand side, turn right just before the garage and carry along this road until you reach the hamlet of Aish. Continue through this hamlet and turn right at Ledbury Cross on Aish Road signposted Stoke Gabriel. Proceed along this lane towards the village and upon reaching a crossroads turn left and then immediately right into Rydon Acres, this is a cul-de-sac. Bear right and the property can be found on the left hand side.

What3Words: spiking.wimp.outwit

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,775.00 pcm exclusive of all charges. DEPOSIT: £2,048.00 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 RIGHT BILL

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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(35-47) F		
(21-34) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC