

STAGS

The Old Watch House 10 Coast Guard Cottages, East Prawle, Kingsbridge, Devon TQ7 2BX

A two bedroom, former coastguard cottage with a small front garden providing idyllic coastal views and direct access onto the South Devon Coast Path. EPC Band: E. Deposit: £1,153.00 Council Tax Band: C. Tenant fees apply.

Kingsbridge 8 miles | Dartmouth 14 miles | Salcombe 15 miles | Salcombe Estuary 3 miles

• 2 Double Bedrooms • 2 Bathrooms • Rural Location • Allocated Parking • Double Glazing • Idyllic Sea & Countryside Views • Council Tax Band: C • Deposit: £1,153.00 • Available July • Tenant Fees Apply

£1,000 Per Calendar Month

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SITUATION
East Prawle is Devon's southernmost village, just inland from Prawle Point, and close to some really spectacular and beautiful coastal scenery. The village has a small but thriving community with a seasonal cafe, inn and local store to cater for everyday needs. The nearby villages of Frogmore and Chillington provide further amenities to include an excellent bakery, village shop/post office, inn, church and health centre with dispensary. Kingsbridge, approximately 8 miles to the north, provides a comprehensive range of educational, recreational and shopping facilities. The South Devon Coast path provides beautiful cliff top walks to East Portlemouth in the west, where a passenger ferry links with the harbour and sailing town of Salcombe, and Start Point to the east.

The A38 Devon Expressway lies some 17 miles to the north, providing dual carriageway access to the cathedral city and county town of Exeter, with links to the M5 motorway network (Junction 31) and to the coastal city of Plymouth. It is a similar distance to Totnes railway station where it is a three-hour journey to London Paddington. In addition, there are regular internal and international flights from Exeter Airport, whilst Brittany Ferries operates services to France and Northern Spain from the port in Plymouth.

DESCRIPTION
10 Coastguard Cottages is an attractive cottage built in the early 1900's and one of nine similar properties in the terrace, enjoying stunning views of Prawle Point and the sea beyond.

To the front of the property is a small, scenic garden with a terrace and area of lawn providing spectacular views out to sea.

ACCOMMODATION
GROUND FLOOR
ENTRACE HALL: A door opens into the entrance hall and stairs, which rise to the first floor landing. OPEN PLAN KITCHEN / LOUNGE / DINER: A fitted kitchen with a window to the side. Space for an undercounter refrigerator and space and plumbing for a washing machine. Freestanding cooker with filter above. To the lounge dining area, there is a bay window to the rear which overlooks the garden and breathtaking views to the front, a solid smokeless fuel burner, and an understairs storage cupboard completes the room. A door leads to: SHOWER ROOM: Windows to the side, with a corner shower unit, W.C and a pedestal wash hand basin.

FIRST FLOOR
BEDROOM ONE: A bright, dual aspect room with a built in wardrobe and an understairs storage cupboard. Windows to the rear and side provide far reaching country and sea views. BATHROOM: Window to the side with a panelled bath, WC and wash hand basin.

SECOND FLOOR
BEDROOM TWO: A bright and spacious room with windows to the side and front with sea and countryside views. An airing cupboard houses the water tank. A door leads to: OFFICE: A versatile space which could be used as an office or a dressing room.

OUTSIDE
Pedestrian access to the front and rear of Coastguard Cottages provides access to all the properties.

To the front of Coastguard Cottages is a delightful garden, with a paved terrace enjoying stunning views and ideal for alfresco dining, and a small area of lawn.

To the rear of the property in the courtyard behind the other properties, there is a useful outhouse's providing valuable storage, there are also steps that lead to lade to lawn area to the right that's needs maintaining.

To the east of coastguard cottages there is provision for parking with a space for Number 10 Coastguard Cottages and visitor parking.

SERVICES
Mains electric, water. Private drainage via a shared septic tank. Heating - Electric central heating via an electric boiler.
Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: C

DIRECTIONS
From Kingsbridge take the A379 road along the Embankment towards Dartmouth. On reaching Stokenham turn right at Care House Cross roundabout and follow the signs to East Prawle. On entering the village continue on the higher side of the green and follow the road downhill for a further three quarters of a mile passing the National Trust car park on your left. Bear around to the right and Coastguard Cottages will be seen directly in front of you. Number 10 is the first one at the end of the terrace.

What3Words: fonts.impressed.countries

LETTING
The property is available to let on an assured periodic tenancy. RENT: £1,000.00 pcm exclusive of all charges. DEPOSIT: £1,153.00 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.
Pets may be considered at this property subject to a vetting application.

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.

STAGS
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