

STAGS

First Floor West Wing, Stoke Gabriel House Duncannon Lane, Stoke Gabriel, Totnes, Devon TQ9 6QY

A three bedroom first floor floor apartment, with scenic rural and water views and off street parking for two cars, within a private gated development in Stoke Gabriel. EPC Band: E. Deposit: £1,442.00. Tenant Fees Apply.

Totnes 4.4 miles | Dartmouth 10.9 miles | Exeter: 28.8 miles

• Private Gated Development • Off Street Parking for Up To 2 Cars • Idyllic Views Of The River Dart & Countryside Beyond • Large Communal Grounds • Council Tax Band: E • Deposit: £1,442.00 • Tenant Fees Apply

£1,250 Per Calendar Month

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

SITUATION
Stoke Gabriel is a popular and sought after village which lies in an Area of Outstanding Natural Beauty at the head of a creek on the River Dart about four miles south-east of Totnes. The older part of the village is in a conservation area near the River and Mill Pool and much of the area is a Coastal Preservation Area. The village has good facilities including a church, primary school, pre-school [2 to 5 yrs], village hall, post office, general stores and two public houses.

People see Stoke Gabriel as a lifestyle choice both because of the amenities that it offers and its thriving strong family social life and community spirit, with boating, canoeing and river trips on the River Dart on your doorstep. The village boating association also provides RYA sailing training for children and a year round calendar of boating events.

ACCOMMODATION
Double electric gates led to a gravel driveway and the parking. From the car park a gravelled walkway opens to the Grade II Listed Stoke Gabriel House and apartment entrance. A door leads to:-

COMMUNAL LOBBY
A spacious communal lobby with carpeted flooring. The staircase is carpeted, rising to the first floor and door leading to:-

HALLWAY
A carpeted entrance hallway with carpeted flooring, two radiators, a selection of shelving units and a two built in storage cupboards. Windows to side. Doors leading to:-

KITCHEN DINER
A fitted kitchen with a breakfast bar, an electric oven and a4 point ceramic hob. Selection of wall and floor cupboards, with space for a washing machine. Ample space for a dining room table. Airing cupboard. Window to the side.

LIVING ROOM
A light and airy room with carpeted flooring and a wood burning stove. Large windows to the front allow an abundance of light and provide idyllic water and countryside views. One radiators.

BEDROOM 1
A large double bedroom with carpeted flooring, a small storage cupboard and windows to the front providing picturesque water and rural views. Radiator.

BATHROOM
A fitted suite with an electric shower over bath, W.C, wash hand basin, a towel rail. Window to the rear.

BEDROOM 2
A double bedroom with carpeted flooring with windows to the front and side providing scenic water and rural views. Radiator.

W.C
With vinyl flooring, W.C, wash hand basin and a towel rail. Window to the rear.

BEDROOM 3
A double bedroom with carpeted flooring and windows to the front providing idyllic water and rural views. Radiator.

OUTSIDE
A gravel pathway to the west of the property leads to mature gardens and woodland containing a large range of flowers and shrubs, mature local and native trees, as well as a grass seating area and a stone folly.

SERVICES
Electric, water and drainage.- Mains connected. Heating - Electric heating.
Ofcom predicted broadband services - Standard: Download 80 Mbps, Upload 20 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: E

AGENT NOTE
The tenant will be required to pay a contribution towards water and sewerage of £40.00 per calendar month.

DIRECTIONS
What3words: splint.amplified. overlaps

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. RENT: 1,250.00 pcm exclusive of all charges. DEPOSIT: £1,442.00 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 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 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
The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk
@StagsProperty

arla | propertymark PROTECTED

