

STAGS

The Old Smithy Fore Street, Cornwood, Ivybridge, Devon PL21 9PY

A period 3 bedroom cottage set in the village of Cornwood on the outskirts of Dartmoor National Park. EPC Band: E. Deposit: £1,148.00. Tenant fees apply.

Totnes 17 miles | Ivybridge 4 miles | Plymouth 14 miles

• 2 Reception rooms • Study • Rear Courtyard • Modern Fitted Kitchen • Council Tax Band: D • Deposit: £1,148.00 • Village Location • Tenant Fees Apply

£995 Per Calendar Month

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

SITUATION

The Old Smithy is situated in a semi-rural location in the village of Cornwood within the Dartmoor National Park. Cornwood is a popular village with a number of amenities including a primary school, pub, part time village shop and a church. The closest supermarket is approximately 4 miles away on the edge of Lee Mill. There is easy access to the nearby A38 Devon Expressway to Plymouth/Exeter or beyond. Plymouth lies approximately 14 miles to the west giving access to the main Paddington to Penzance railway line. The moor is within walking distance and the beautiful South Devon Coast is also easily accessible by car.

ACCOMMODATION

Accessed into the sitting room. Door to dining room with a feature fire (feature only). Study to the rear. Kitchen to the rear, comprising modern wall and base units and space for a cooker, a washing machine and a fridge/freezer. Door to courtyard. The first floor has two double bedrooms, a third single bedroom and a bathroom to the rear with a wash hand basin, a shower and a separate bath.

OUTSIDE

To the rear is an enclosed courtyard with space for a shed. On road parking.

SERVICES

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

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

To locate the property, proceed from Plymouth along the A38 in an easterly direction, then turn left at Lee Mill as signposted for Cornwood. Proceed through the village of Lee Mill and turn left following the signs for Cornwood, passing the Tesco Superstore on the right hand side. Continue along this road for approximately 3 miles and in the village centre, turn right signed for Harford, on to Fore Street. The property can be found on the left hand side, to the right of the archway.

What3Words: paddlers.spelled.skim

LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £995.00 pcm exclusive of all charges. DEPOSIT: £1,148.00 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 AND 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

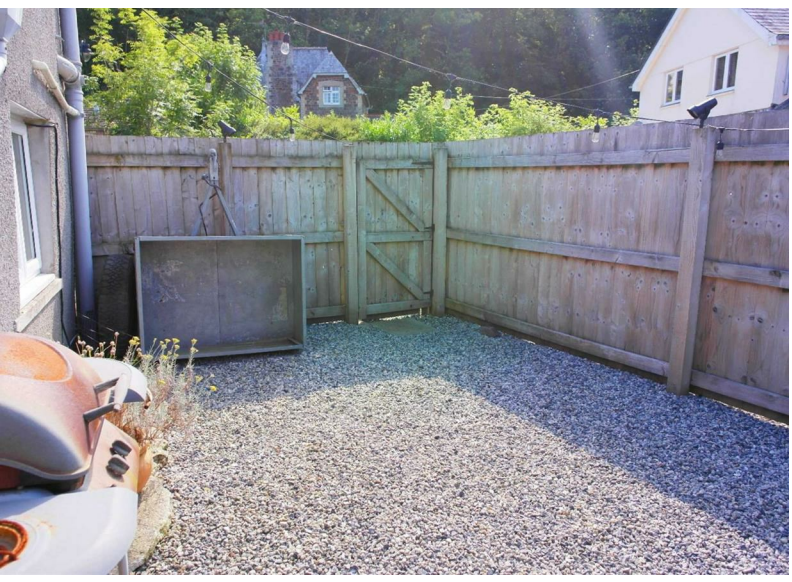
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices 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.



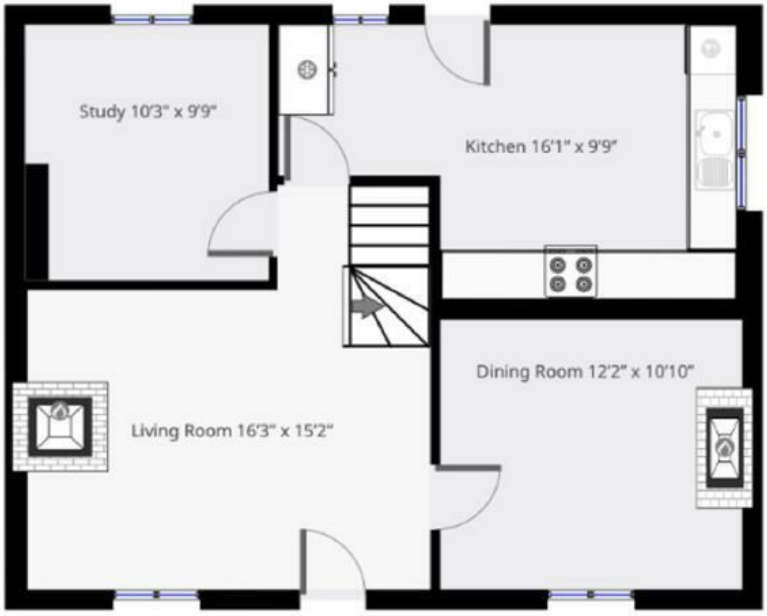




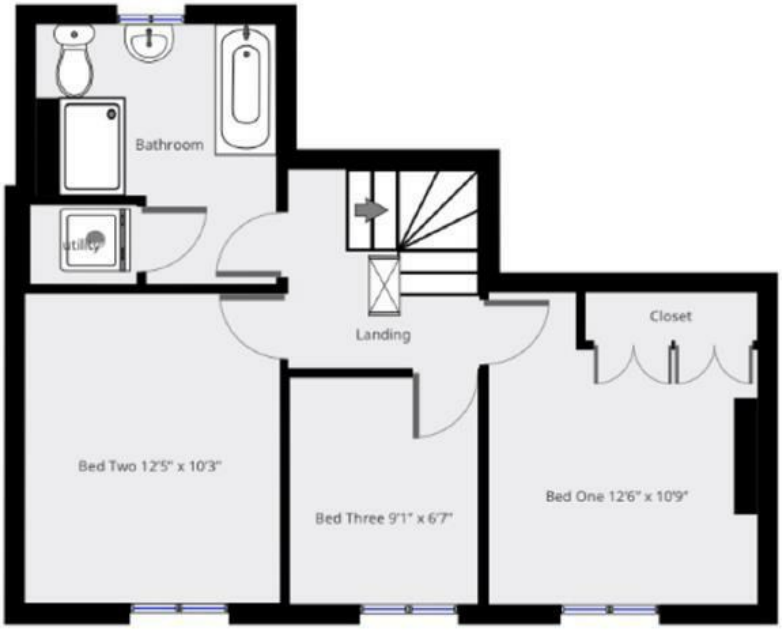




Ground Floor



1st Floor



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
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