



**STAGS**

2 The Cross, Park Lane, Blackawton,  
Devon, TQ9 7BD

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## Beautifully refurbished 3 bedrooomed character cottage

Dartmouth 6.5 miles Kingsbridge 8 miles Totnes 8 miles Plymouth 25

• 3 double bedrooms • En-suite shower • Family bathroom • Sitting room • Dining room • Kitchen • Utility • Tenant fees apply • Available August •

£1,050 Per calendar month

EPC Band C

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

## ACCOMMODATION

Beautifully refurbished character cottage, Entrance hall, sitting room, dining room, kitchen, utility / cloakroom, 3 double bedrooms one with en-suite shower room, Family bathroom, garden, parking. OFCH.

## ENTRANCE HALL

Flagstone floor, storage cupboards, door to rear garden.

## SITTING ROOM

Woodburner, doors to dining room, underfloor heating.

## DINING ROOM

Understairs cupboard, underfloor heating.

## KITCHEN

Range of fitted units, electric oven and hob, dishwasher, doors to garden, underfloor heating.

## UTILITY/CLOAKROOM

Plumbing for washing machine, WC, wash hand basin, underfloor heating.

## STAIRS TO FIRST FLOOR

## BEDROOM 1

Double room with far reaching countryside views to the front, radiator.

## EN-SUITE SHOWER ROOM

Shower cubicle, WC, wash hand basin, heated towel rail.

## BATHROOM

Shower cubicle, WC, wash hand basin, bath, heated towel rail.

## BEDROOM 2

Double room with views to the rear, radiator.

## BEDROOM 3

Double with double aspect views to the rear, radiator

## OUTSIDE

To the front of the property is paved parking for 2 cars. To the rear is an enclosed garden mainly laid to lawn with a patio area just outside the kitchen, storage shed.

## SERVICES

Oil fired central heating, mains electricity, mains water and sewerage, Council Tax South Hams District Council 01803 861234

## SITUATION

The popular village of Blackawton is situated in the quiet hills west of Dartmouth, with a 15th Century church and two popular traditional village inns, The Normandy Arms and The George Inn. Within 1.5 miles is the Dartmouth Golf and Country Club. There is easy access to the nautical facilities of Dartmouth; whilst in the other direction lies the medieval market town of Totnes.



## **DIRECTIONS**

From Totnes Follow the A381 towards Dartmouth and Kingsbridge. Go through the villages of Harbertonford and Halwell and at Totnes Cross garage just outside Halwell, take the A3122 signposted Dartmouth. Opposite Forces Cross take the right hand turning to Blackawton, at the T junction take a right into the village. Go past the Normandy Arms on your left and the church on your right and turn right into Park Lane, No 2 Cross Terrace will be found a short distance on the right hand side.

## **LETTING**

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available begging of August. RENT: £1050.00 pcm exclusive of all charges. Children considered. DEPOSIT: £1211.00 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. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## **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.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) <b>A</b>			
(85-95) <b>B</b>			
(75-85) <b>C</b>			
(65-75) <b>D</b>			
(55-65) <b>E</b>			
(45-55) <b>F</b>			
(35-45) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		73	74
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(95-100) <b>A</b>			
(85-95) <b>B</b>			
(75-85) <b>C</b>			
(65-75) <b>D</b>			
(55-65) <b>E</b>			
(45-55) <b>F</b>			
(35-45) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		65	66
England & Wales			

These particulars are a guide only and should not be relied upon for any purpose.

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