



Ground Floor West Wing, Stoke Gabriel House
Duncannon Lane, Stoke Gabriel, Totnes, Devon TQ9

A two bedroom ground floor apartment, with a private courtyard and off street parking for two cars, within a private gated development in Stoke Gabriel. EPC Band: E. 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 • Private Courtyard • Large Communal Grounds • Rural and River Views • Council Tax Band: E • Deposit: £1,096.00 • Tenant Fees Apply

£1,000 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 lead 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. A door leads to:-

HALLWAY

A carpeted entrance hallway with carpeted flooring and two radiators. Windows to side and rear. Doors leading to:-

LIVING ROOM

A light and airy room with laminate flooring and a feature fireplace, with a wood burning stove. To the side is a built in cupboard with further shelving. Large windows to the front allow an abundance of light and provide idyllic water and countryside views.

KITCHEN

A fitted kitchen with an electric oven and a 4 ceramic point hob. Selection of wall and floor cupboards, with space for a washing machine. Window to the side.

BEDROOM 1

A large double bedroom with carpeted flooring, with windows to the front providing picturesque water and rural views. Radiator. A door leads to:-

EN-SUITE SHOWER ROOM

A fitted suite with an electric shower, W.C, wash hand basin, towel rail and an airing cupboard.

BATHROOM

A fitted suite with a shower over bath, W.C, wash hand basin, a radiator and an airing cupboard. Window to the side and rear.

BEDROOM 2

Bedroom with laminate flooring and a window to the side. Radiator.

PRIVATE COURTYARD

The rear courtyard is laid with paving slabs and concrete, with a raised flower bed and bordered with fencing and walls. A gate leads to the front of the property and communal grounds.

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

Mains electric, water and drainage. 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.

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

What3words: splint. amplified. overlaps

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available July. 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 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
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales	75	45
EU Directive 2002/91/EC		