



Stoke Court Cottage Paignton Road, Stoke Gabriel,
Totnes, TQ9 6SE

A spacious three double bedroom house on a desirable road in the delightful village of Stoke Gabriel. Deposit: £1,500.00. EPC Band: Awaiting. Tenant Fees Apply.

Totnes 4 Miles | Torquay 7 Miles | Exeter 26 Miles

• 3 Double Bedrooms • Two Bathrooms and One Ensuite • Village Location • Fully Fitted Kitchen • Two Reception Rooms • Council Tax Band: C • Deposit: £1,384.00 • Pets By Negotiation • Tenant Fees Apply

£1,200 Per Calendar Month

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

SITUATION

Stoke Gabriel is an attractive and highly desirable village set in the cleft of one of the River Dart's banks; a perfect place to retire or raise a family, with children's sporting activities and a pre and primary school. It is situated on a Creek of the River Dart. This creek has been dammed centuries ago and a Millpool has resulted. The Mill has long since gone but the Causeway offers a recreational space where crabbing is popular. There are excellent walks around the village, along the foreshore to the River Dart and along the Millpool.

This friendly village with its winding, narrow roads has a church, two restaurant pubs and two shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car.

Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington.

The nearby village orchard is owned by the village with an adventure playground for younger children. The village also has a thriving Cubs and Beavers and there are many classes and groups available for adults - Pilates, Yoga and other wellbeing classes are on offer, an Art Group and Horticultural society are well established and the Village celebrates a Carnival for two weeks in the summer and produces a Pantomime and a Village show.

The two pubs offer a contrasting but equally enjoyable service and the restaurants (which are seasonal) are popular. There is also a very well attended Church with at least 2 services on and a midweek communion. The choir sings at least once a week in Church and the group of bellringers are well rehearsed and open to new members.

ACCESS

The property is accessed off of Paignton Road, there is a small pathway in front of the property, which leads to the front door that opens into :-

DINING ROOM

Spacious room with a window to the front of the property.

Carpet is being replaced in this room

LIVING ROOM

Good size room (over 20 foot long) with a window to the side and a bay window to the front of the property. Gas fired coal effect stove.

KITCHEN

Comprises of wall and floor units, a freestanding fridge/freezer, integrated dishwasher, integrated washing machine, oven and a 4 point hob. Window to the back of the property.

DOWNSTAIRS BATHROOM

Benefits from a shower over bath, WC, hand wash basin and a heated towel rail. Window to the back of the property.

DOWNSTAIRS SHOWER ROOM

Benefits from a shower cubicle, WC and hand wash basin. Window to the back of the property.

STAIRWELL

Stairwell ascending to the 1st floor, leading to :-

MASTER BEDROOM WITH ENSUITE

Double bedroom with a fitted wardrobe and a window to the front of the property. ENSUITE - Shower cubicle, WC, hand wash basin and a heated towel rail.

BEDROOM 2

Double bedroom with a fitted wardrobe. Window to the side and back of the property.

BEDROOM 3

Double bedroom with a fitted wardrobe. Window to the front of the property.

WC

WC with a hand wash basin.

SERVICES

Electric, gas, water and drainage - Mains connected. Heating - Gas central heating.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Vodafone and Three. (O2 and Vodafone offer reasonable coverage)

Council Tax Band: C

LOCAL AUTHORITY

Council Tax Band C: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS

Leave Totnes Morrisons and turn left onto Coronation Road. At the roundabout, take the exit onto the A385 towards Paignton. Continue on the A385 for approximately 1½ miles until you reach Longcombe Cross. Turn right, following the signs for Stoke Gabriel. Continue through Aish and follow the road to Lembury Cross. Turn right towards Stoke Gabriel. At the T-junction in the village, turn right. Almost immediately, turn left onto Paignton Road. Continue along Paignton Road for a short distance and Stoke Court will be on your left-hand side.

LETTING

The property is available to let on an assured periodic tenancy. RENT: £1,200.00 pcm exclusive of all charges. DEPOSIT: £1,384.00 returnable at end of tenancy subject to any deductions (The landlord registers the deposit with a secure deposit scheme called deposit protection Service, which is administered in accordance with the 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.



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		