

STAGS

2 Sunnyside Cottages, Beeson, Kingsbridge, Devon TQ7 2HW

A well presented stone built country cottage, idyllically set within a peaceful village close to the sea at Beesands. Pets by negotiation. EPC Band: E. Tenancy Fees Apply.

Kingsbridge 6 miles | Salcombe 11 miles | Dartmouth 10 miles | The sea at Beesands 1/2 a mile

• 2 Double bedrooms • Living Room With Wood Burning Stove • 2 Parking Spaces • Large Garden • Within Walking Distance Of The Beach At Beesands • Village Location • Council Tax Band: C • Pet By Negotiation • Deposit: £1,326.00 • Tenant Fees Apply

£1,150 Per Calendar Month

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

DESCRIPTION
A semi-detached cottage set right in the centre of the village of Beeson, but well off the road so it benefits from peace and tranquillity, whilst not being cut off from the life of the village. The cottage garden, set to the front of the cottage, provides a lovely place to sit on summer evenings, perhaps while enjoying a barbecue or a refreshing drink.

SITUATION
Beeson is a peaceful coastal village with a strong community that neighbours the stunning beach front of Beesands, a mile-long shingle beach, backed by fields with a public footpath to Torcross and a freshwater lake.

Beesands has recently won 2 important awards – The Blue Flag is an internationally recognised guarantee of excellence and indicated that Beesands has reached exceptional levels of cleanliness and safety. The Marine Conservation Society has also awarded Beesands a recommendation in the Good Beach Guide. There are two excellent eateries in walking distance of Beeson – The Cricket Inn pub & restaurant and Britannia at The Beach, a fabulous fish & seafood restaurant and take-away, not to mentioned those amenities in Torcross and Stokenham.

ACCOMMODATION
GROUND FLOOR:
APPROACH: Above the front door is a slate overhang, outside light. Part glazed door opens to:-
SITTING ROOM: A delightful reception room with window front aspect. Feature fireplace with timber mantel and brick hearth, fitted with solid fuel wood burner. Night storage heater. Latch door with stairs to first floor.
KITCHEN/DINING ROOM: A beautifully presented wooden kitchen with a south eastly facing window, allowing plenty of natural light. Attractive range of floor and wall based units with plate rack, shelving, an oven and a refrigerator. Belfast sink with solid timber work top. Tiled splashback. Wood effect Karndean flooring. Telephone point. Painted tongue and groove boarding to one wall. Latched door to understairs storage cupboard.
REAR LOBBY: Ceramic tiled floor. Glazed door to porchway leading to rear courtyard area.
BATHROOM: Corner bath with shower above, rail and curtain, pedestal wash hand basin, WC. Partly tiled walls. Obscure glazed window. Ceramic tiled floor. Airing cupboard with factory insulated hot water cylinder, slatted shelf. Access to roof space.

FIRST FLOOR
LANDING: Painted balustrade, timber gate. Window to rear aspect. Night storage heater.
BEDROOM 1: A good sized, bright and airy double bedroom. Window with window seat affording lovely views across the village to open farmland. Night storage heater. Wall mounted electric heater. Freestanding double wardrobe.
BEDROOM 2; Window with lovely views across the village to surrounding countryside. Electric wall mounted heater.

OUTSIDE
GARDEN: A timber picket fence with pedestrian gate opens to the front garden, which is beautifully presented with a gravelled pathway leading to the front door. The remainder of the garden is laid to lawn with established shrub and flower borders to each side. Metal arch with climbing clematis. Delightful seating area to front of property with climbing jasmine. A pathway continues to side with a small rear courtyard area, timber garden shed. Two original stone built outbuildings. Climbing wisteria.

PARKING: There are two private parking spaces available at the front of the property.

AGENT NOTE
The garden bushes pruned annually by a professional gardener, which is included in the rent.

SERVICES
Mains electric, water and drainage. Heating - Electric.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, Vodafone.
Council Tax Band: C

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
From Kingsbridge continue on the A379 to Stokenham and on reaching Carehouse Cross turn right at the mini roundabout signed Beeson. At Beeson Pool Cross turn sign posted Beeson. As you go down the hill into Beeson, at the S-bend, follow the road around to the left and then to the right, sign posted Beesands. Follow the road around to the left and then on the left hand side will be a driveway with stone chippings, with name The Apple House. There will be two cottages immediately on the left and side and it is the right hand cottage named 2 Sunnyside.

What3Words - alleyway.circulate.bravery

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,150 pcm exclusive of all charges. DEPOSIT: £1,326 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. 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.

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.

STAGS
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