



STAGS

Ladymead, Green Lane, Haytor, South
Dartmoor, Devon, TQ13 9RB

**The main part of a substantial property in a quiet location
with stunning moorland and country views**

A38 3 miles Newton Abbot 7.3 miles Totnes 14.6 miles Exeter 18 miles.

• 3 Double Bedrooms • Modern Kitchen • Cloakroom • 2 Bathrooms • 3
Reception Rooms • Ample Parking • Large South Facing Garden • Available
Now • Tenant Fees Apply •

£1,650 Per calendar month

EPC Band E

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

SITUATION

Ladymead is situated close to the highly popular villages of Haytor and Ilsington on the eastern edge of Dartmoor National Park. The property is in the desirable residential community known as Green Lane. There is a delightful range of walking, riding and country activities literally on the doorstep. Easy access to amenities can be found in Bovey Tracey, giving further access to Newton Abbot and the A38 Devon Expressway. Bovey Tracey is a popular Dartmoor town that has become even more desirable with the addition of several well regarded shops, galleries and cafes, added to a full range of local amenities including medical, veterinary and dental services, banks, shops, library, and inns. The A38 dual carriageway, linking Plymouth and Exeter with the M5 motorway, is approximately three miles away and there are main line railway stations at Exeter and Newton Abbot. As well as the open spaces of Dartmoor, the lovely South Devon beaches are mostly within an hours driving distance.

ACCOMMODATION

The main part of a substantial property in a quiet location with stunning moorland and country views and easy access to A38 Devon Expressway. Entrance hall, newly fitted kitchen/diner, sun room/dining room, study/snug, sitting room, cloakroom, 3 double bedrooms, 2 bathrooms. Gardening included in rent. Large south facing garden. Water and drainage included in the rent. Unfurnished.

ENTRANCE HALL

Radiator

CLOAKROOM

Good sized cloakroom with W C and basin

KITCHEN

Newly fitted to a high standard with central island. Wall and base units, central island, electric range cooker with double oven, integral fridge/freezer, dishwasher and washing machine. Side and rear aspect.

SUN ROOM/DINING ROOM

Side and front aspect. Beautiful views, door through to:

SNUG/STUDY

Woodburning stove, radiator. Front aspect.

SITTING ROOM

Side and front aspect. Radiator, open fire.

FIRST FLOOR

Landing with radiator and built in cupboards

BEDROOM 1

Double room, front aspect, radiator, built in wardrobes, door through to Bathroom



ENSUITE

Recently refurbished with heritage bathroom suite, shower from attachment to bath, heated towel rail.

BEDROOM 2

Double room, front aspect, basin in vanity unit, radiator

BEDROOM 3

Double room, side and front aspect, basin in vanity unit, built in wardrobes.

BATHROOM

Recently refurbished with heritage bathroom suite, power shower over bath, heated towel rail.

SERVICES

All utility charges payable direct to Landlord. Private water and sewerage included in the rent. Mains electricity & oil fired central heating. Council Tax payable to Landlord. Sky dish at the property.

OUTSIDE

There is a large, south facing lawn area and patio benefitting from fantastic, far reaching, countryside views. Garden maintenance included in the rent.

DIRECTIONS

From the A38 Devon Expressway from either Exeter or Plymouth, exit at Drum Bridges on to the A382 signposted

for Bovey Tracey. Follow the signs for Bovey Tracey town and take the first exit at the second roundabout, signposted B3387 Haytor and Widecombe. Continue on this road, taking the left fork towards Haytor and follow it for approximately two and a half miles, then pass the first cattle grid. After approximately 300 yards, take the sharp left hand turn signposted Green Lane. Ladymead is the first property on the right and you should enter through the wrought iron gate which is the second entrance.

LETTING

The property is available to rent on an Assured Shorthold Tenancy. Rent £1650.00 Deposit £2500.00 refundable at the end of the tenancy less any agreed 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. Usual references required. Viewing strictly by appointment with Stags.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216.00 (£180.00 plus VAT) for the first applicant plus £180.00 (£150.00 plus VAT) for each applicant thereafter. For full details of all Tenant Fees please contact us on 01803 866130.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E	54	
(31-42)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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