



The Cheviots, Diptford, Totnes, Devon,  
TQ9 7PD

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Delightful period cottage is set within a private courtyard setting with far reaching countryside vistas.

A38 3 miles Totnes 6.5 miles Plymouth 20 miles Exeter 30 miles

- 3 Double Bedrooms • 2 Newly Fitted Bathrooms • Newly Fitted Kitchen With Integrated appliances • Sitting Room with Woodburner • Lawned gardens • Now Available • Tenant Fees Apply •

£1,195 Per calendar month

EPC Band E

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

## SITUATION

The Cheviots is a short drive away from the sought-after village of Diptford which offers a strong village community and well regarded Primary School. The A38 is approximately 3 miles to the northwest at the Marley Head Junction making Exeter and Plymouth highly accessible. Totnes is approximately 7 miles and is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. Totnes has a mainline railway station to London Paddington 2 ¾ hours.

## DESCRIPTION

Delightful period cottage is set within a private courtyard setting with far reaching countryside vistas. This property offers well proportioned accommodation enjoying much natural light throughout and some original features including exposed beams. There is a woodburner for those cosy nights in. The property has been newly renovated including double glazing, modern kitchen with integrated appliances and bathroom. There is parking for up to 2 vehicles and lawn gardens to the front and the rear.

## ACCOMMODATION

(Please see floorplan) A three storey barn conversion with entrance door and stairs straight ahead. Hallway with newly fitted bathroom to the rear with walk-in shower, wash basin and WC. 2 bedrooms. On the first floor there is a newly fitted kitchen breakfast room with integrated appliances to include fridge/freezer, washer/dryer, dishwasher, high level double oven and electric hob. The living room is dual aspect with wood burner. Stairs leading to the second floor. 3rd bedroom with two Velux windows and door to newly fitted en-suite bathroom with window to the rear. Door from kitchen to rear enclosed garden.

## OUTSIDE

Parking for two cars to the front. Lawn gardens to the front and rear. The rear of the property is south westerly facing and enclosed with fencing. The front garden is level with beautiful countryside views beyond.

## SERVICES

Mains electricity, water, private drainage, oil fired boiler for hot water and heating. There is an additional charge of £75 a month for water and drainage.



## **DIRECTIONS**

From Totnes take the B3210 Follaton road leading westward out of Totnes. Pass Follaton House the SHDC offices and continue passing Blue Post Garage. Take the next left signed Diptford and continue along this road for approximately 1.5 miles. Turn left at Bradridge Cross and Bradridge Farm is then seen on the left hand side at the top of the hill.

## **LETTING**

The property is available to rent on an Assured Shorthold Tenancy. RENT £1195.00 Deposit: £1295.00 (higher if pet accepted) 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. VIEWINGS strictly by appointment with Stags as Landlords Agents on 01803 866130.

## **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. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining

references from current or previous employers/landlords and any other relevant information to assess affordability, as well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled. For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





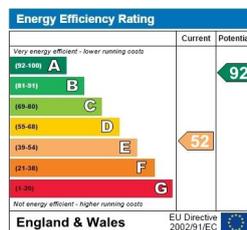
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