



STAGS

5 Staple Orchard, Dartington, Totnes,
Devon, TQ9 6FJ

A modern detached family home in a popular location.

Totnes 1.3 miles A38 6 miles Plymouth 22 miles Exeter 27 miles

• Popular location • 4/5 bedrooms • 2 Reception
rooms • Kitchen/breakfast room • Utility room • En-suite & family
bathroom • Tenant fees apply • Available now •

£1,495 Per calendar month

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

SITUATION

The property is situated in the historic Staple area of Dartington, approximately five minutes drive from the town of Totnes. Totnes is a bustling market town with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character, that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, a supermarket, an interesting range of galleries, together with riverside walks, the Guild Hall, churches and its very own Norman Castle. There is a mainline railway station with links to London Paddington and the A38/Devon Expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the motorway network.

DESCRIPTION

A modern detached family home in a popular location. Offering spacious and modern accommodation with large hall, cloakroom, sitting room to the front, dining room, kitchen/breakfast room with utility room, 4 double bedrooms, bedroom 5/study. En-suite shower room/WC, family bathroom. Double garage, garden to front and rear. Within walking distance of the village shops and Totnes town.

ACCOMMODATION

Access into spacious hall with radiator. CLOAKROOM: Basin, WC, radiator. SITTING ROOM: Front aspect room with living flame gas fire, raised area to one end and radiator. DINING ROOM: Rear aspect room with radiator. KITCHEN/BREAKFAST ROOM: Gas/electric range cooker, dishwasher and fridge/freezer. Wall and base units, worktops and door to: UTILITY ROOM: Sink unit, plumbing and space for washing machine and tumble dryer.

FIRST FLOOR LANDING: Spacious and light. BEDROOM 1: Front aspect double room, built in wardrobes and units. Radiator and door too EN-SUITE SHOWER ROOM: Modern suite with thermostatic shower in cubicle. Radiator. BEDROOM 2: Front aspect double room, built in wardrobes and units. Radiator. BEDROOM 3: Rear aspect single room, built in wardrobes/ units. Radiator. BEDROOM 4: Side aspect double room, built in wardrobe. Radiator. FAMILY BATHROOM: Modern suite, shower attachment over bath. Radiator. BEDROOM 5/ STUDY: Rear aspect single room with built in shelving.

SERVICES

Mains gas, electricity, water and drainage. Council tax Band F South Hams District Council 01803 861234.

OUTSIDE

There is parking for up to 5 cars to the drive at the front of the property, a large front garden, side and rear gardens and a double garage with remote control.

DIRECTIONS

From Totnes take the A385 heading towards Dartington. As you drive along with the river on your right look out for a stand alone house which fronts the road on your left. Take the lane to the left of the house and head up the hill,

passing Vineyard on your right. Carry on and the next turning on the right is Staple. Enter Staple and Staple Orchard will be found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available now. RENT: £1,495.00 pcm exclusive of all charges. Children/pets might be considered. Where the agreed let permits pets the rent will be £1,579.00. DEPOSIT: £1,725.00 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.

HOLDING DEPOSIT & 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.



Approximate Gross Internal Area = 216.7 sq m / 2332 sq ft
(Including Double Garage)

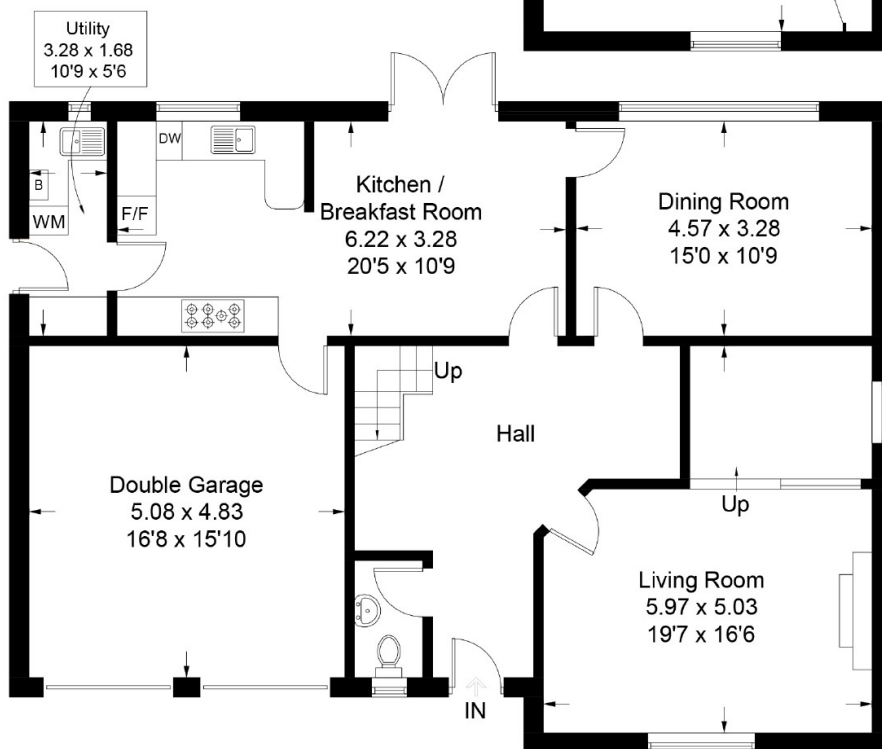
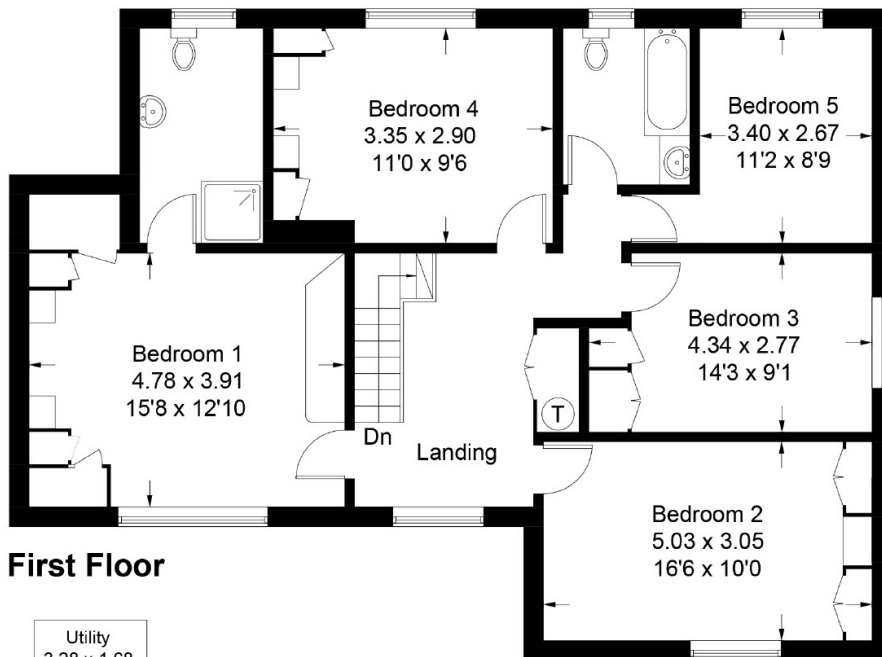


Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID580733)



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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		
(31-42)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	72
EU Directive 2002/91/EC			