



1 Water Cottages Manaton, Newton Abbot, Devon TQ13
9UB

A charming two bedroom thatched cottage in the village of Manaton, set within the South East of Dartmoor National Park. Available Now.

Exeter City 22.2 Miles / Bovey Tracey 5.4 Miles / North Bovey 2.3 Miles

• Available Now • Two Double Bedrooms • Open Plan Kitchen/Dining Room • Wood Burner • Driveway Parking • Deposit £1211 • EPC Band E • Council Tax Band D • Term: Long Term • Tenant Fees Apply

£1,050 Per Calendar Month

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DESCRIPTION

A charming two bedroom thatched cottage located in the sought after village of Manaton, nestled in the South East of Dartmoor National Park. The property offers a welcoming open plan kitchen and dining area, along with a cosy sitting room featuring a wood burning stove. There are two spacious double bedrooms and a well appointed bathroom. Externally, the cottage benefits from a utility room, driveway parking, a storage shed, and a private garden, perfect for enjoying the surrounding countryside. Available now. The property is heated via an oil fired boiler and falls within Council Tax Band D. Tenant fees apply.

ACCOMMODATION

Front door opens into -

OPEN PLAN KITCHEN/DINING AREA 16'8" x 13'9"

Feature inglenook fireplace, coat hooks and radiator. Windows to the front and rear aspect. Kitchen with cupboards and drawer units. Built in oven and four ring electric hob. Sink with mixer tap and drainer. Small understairs cupboard with shelving.

SITTING ROOM 13'4" x 11'5"

Wood burner, radiator and two windows to the front aspect. Door out to rear driveway and garden.

From the dining area, door opens to stairs leading to -

LANDING

Window to the rear aspect, storage cupboard with shelving. Doors to -

BEDROOM ONE 14'9" x 10'5"

Built in wardrobe with rail and shelving. Radiator and windows to the front and rear aspect. Mirror.

BEDROOM TWO

12'9" x 12'1"

Windows to the rear and front aspects. Chest of drawers and wardrobe (optional). Radiator.

BATHROOM

Bath with shower over, low level WC, wash hand basin with mirror over. Radiator and window to the front aspect.

UTILITY BOOT ROOM

Work top, space for white goods and shelving. Sink. Coat Hooks. Oil Boiler. Window to the front.

GARDEN

Garden to the rear, with driveway parking and storage shed.

SERVICES

Mains electric and water, oil fired boiler and Council Tax Band D. Broadband - Superfast 56 Mbps 9 Mbps
Phone Coverage - EE and Vodaphone Strong
Provided by Ofcom.

SITUATION

Manaton is a picturesque village set within the heart of Dartmoor National Park, known for its stunning natural surroundings, peaceful atmosphere, and strong sense of community. Surrounded by rolling moorland, ancient woodland, and scenic walking routes, it's ideal for those who enjoy outdoor living and a slower pace of life.

The village offers local amenities including a well regarded pub, The Kestor Inn, a historic church, thriving village hall, and a community tennis court, adding to its charm and convenience. Living in Manaton provides a



perfect balance of rural tranquillity and accessibility, with nearby towns offering further shops and services while you enjoy the beauty of countryside living.

DIRECTIONS

From Bovey Tracey, come into Manaton and turn right before the pub (Kestor Inn).

Drive down the lane and you will come to some parking on the right hand side where the road forks (please park here).

Where the road forks take the left hand turn and the property is situated on the left.

RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.

LETTING

The property is available to let on a assured shorthold tenancy, unfurnished and is available immediately. RENT: £1050 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,075. DEPOSIT: £1,211, 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.

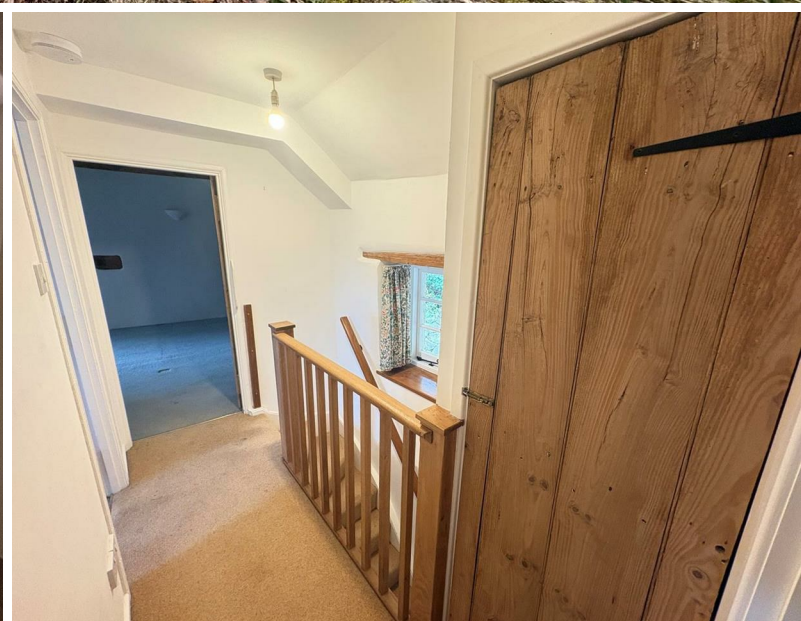
HOLDING DEPOSIT AND TENANT FEES

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.





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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			71
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	