



Quarry Park , South Brent, TQ10 9JD

A spacious and versatile six-bedroom family home offering generous accommodation across two floors. Features include a bright living room with an open fire, an impressive kitchen/dining room opening onto the garden, a dedicated home office, ample off-road parking, and a principal bedroom with a private terrace enjoying countryside views. EPC Band: Awaiting. Deposit: £3,230.00. Tenant fees apply.

Exeter: 30 Miles | Plymouth: 16.5 Miles | Totnes: 7.9 Miles

• Well Presented Detached Property • Rural Setting • Good Transport Links • Six Bedrooms • Large Garden • Fitted Office Area • Driveway Parking • Council Tax Band: E • Deposit: £3,230.00 • Tenant Fees Apply

£2,800 Per Calendar Month

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

SITUATION

Nestled on the southern fringes of Dartmoor National Park, the highly sought-after village of South Brent offers an exceptional lifestyle in one of South Devon's most picturesque settings. Combining the charm of a thriving village community with the beauty of its surrounding countryside, South Brent provides an excellent selection of independent shops, cafés, acclaimed pubs, a well-regarded primary school, and a range of everyday amenities. The village is perfectly placed for those who enjoy outdoor pursuits, with miles of scenic walking, cycling, and riding routes on the doorstep, while the nearby A38 offers convenient access to Plymouth, Exeter, and the spectacular South Devon coastline. Blending rural tranquility with excellent connectivity, South Brent has long been regarded as one of the region's most desirable villages, making it an outstanding location for those seeking an exceptional country lifestyle.

ACCOMMODATION

The property is approached via a shared driveway, providing ample off-road parking and a welcoming arrival. Arranged over two spacious floors, this versatile home offers generous and well-proportioned accommodation, ideal for family living.

The ground floor opens into a useful porch before leading into a good size hallway, with doors leading to the bright and spacious living room. Large windows and French doors flood the space with natural light, while a charming open fire creates a cozy focal point for relaxing evenings. The heart of the home is the impressive fitted kitchen/dining room, complete with a central island offering breakfast seating and ample workspace. The dining area features doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living and making it perfect for entertaining or al fresco dining.

Also on the ground floor are four well-proportioned double bedrooms, one of which could easily be used as a snug, playroom or additional reception room to suit a variety of lifestyles. Two bathrooms and a practical utility room complete the ground floor accommodation.

The first floor offers a spacious open-plan office with built-in desks, providing an ideal space for home working. There are two further bedrooms, including the generous principal bedroom, which benefits from fitted wardrobes and access to a private terrace where you can enjoy the surrounding countryside views and sunshine. A further shower room and a large airing cupboard complete the first-floor layout.

OUTSIDE

The grounds extend to generous lawns, paved terraces and a woodland area, creating exceptional opportunities for relaxation, recreation and outdoor entertaining. The gardens harmonize perfectly with the tranquil, rural surroundings, forming an idyllic backdrop to this distinctive home.

SERVICES

Electric, water and gas. Heating - Gas central heating. Private drainage via a septic tank.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three and Vodafone.

Council Tax Band: E

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 the A38 dual carriageway, take the South Brent exit and follow the signs towards the village centre. Continue into the village, passing through the traffic lights and over the railway bridge. At the mini roundabout, take the exit onto Exeter Road, then take the first left into Quarry Park.

LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £2,800.00 pcm exclusive of all charges. DEPOSIT: £3,230.00 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.

Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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.

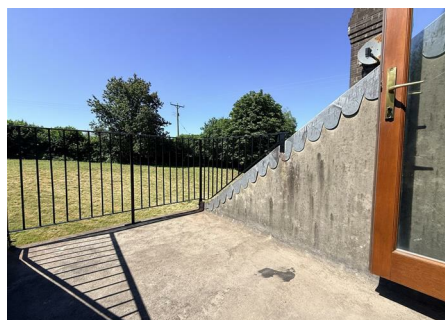
RENTERS' RIGHTS ACT

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](https://www.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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		