



STAGS

Scott Broomborough Farm, Plymouth Road, Totnes, Devon TQ9 5LU

A self contained, 3 bedroom wing of main mansion house with a private garden and off street parking. Partial heating and hot water included in the rent. EPC Band D. Deposit: £1,673.00 Tenant fees apply.

Totnes: 1.5 miles | Plymouth: 25 miles | Exeter 29 miles

• 3 Bedrooms • Private Garden • Idyllic Rural Views • En-Suite & Family Bathroom • Water Provision, Partial Hot Water & Partial Heating Included In The Rent • Off Street Parking • Council Tax Band: B • Deposit: £1673.00 • Tenant Fees Apply

£1,450 Per Calendar Month

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

SITUATION

Totnes is a bustling market town full of interest, 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 independent shops and galleries, together with riverside walks, the Guild Hall, cinema, churches and its very own Norman Castle. There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

ACCOMMODATION

A gravelled driveway sweeps to the side of Broomborough House and to the allocated parking area for Scott. From here a small slab pathway runs along the front of the property and to the entrance, with front door leading to:-

ENTRANCE HALL

With tiled flooring, a radiator and a small storage cupboard. Doors leading to:-

SITTING ROOM

A spacious room with carpeted flooring and a radiator. Windows and a French door provide views over and further access to the front.

BEDROOM 1

A double bedroom with carpeted flooring, a built in wardrobe, a radiator and a window to the rear.

SHOWER ROOM

A tiled suite with a shower, W.C, a wash hand basin and a radiator. Window to the rear.

KITCHEN

A fitted kitchen with space for a refrigerator and an electric oven with a 4 point hob. Selection of wall and floor cupboards, with space and plumbing for a washing machine. The kitchen leads to:-

DINING HALL

With carpeted flooring, a feature fireplace, a small understairs storage cupboard and a radiator.

STAIRS AND LANDING

The staircase is carpeted, rising to the first floor. The landing has carpeted flooring, a radiator and two storage cupboards. Doors lead to:-

BEDROOM 2

A double bedroom with carpeted flooring, a feature fireplace, a built in wardrobe, a radiator and a window to the side offering idyllic country views.

BATHROOM

A fitted suite with a shower over bath, W.C and a wash hand basin and a window to the rear.

BEDROOM 3

A double bedroom with carpeted flooring, a feature fireplace, a storage cupboard a radiator and a window to the side.

SERVICES

Electric - Mains connected. Heating - Partial Oil fired central heating. Private water via a spring and sewerage via a shared septic tank.

Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Council Tax Band: B

AGENT NOTE

Heating and hot water is provided at set times from another building and controlled by the

Landlord. Bedroom 3 is heated via a electric plug in heater.

Electricity is via a sub-meter which the landlords will read and charge monthly during the tenancy.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

OUTSIDE

There is off street parking for up to three cars and a small area of lawned garden bordered by mature shrubs and fencing.

DIRECTIONS

From the centre of Totnes office take the Old Plymouth Road towards Avonwick and South Brent. Pass Kellick Drive on the left and take the second left turning in to Broomborough Drive. Follow the sign for Broomborough Farm to the end and the main house will be found in front of you. Go around to the right hand side of the main house for the entrance to Scott.

What3words: rent.subway.commoners

LETTING

The property is available to let on an assured periodic tenancy. RENT: 1,450.00 pcm exclusive of all charges. DEPOSIT: £1,673.00 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 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 RIGHT BILL

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.



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		
(93-101) 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	59	72
EU Directive 2002/91/EC		