STAGS

Netherton House Berry Pomeroy, Totnes, Devon TQ9 6LR

A newly refurbished three bedroom cottage with a landscaped rear garden, located approximately 2.5 miles from Totnes in a rural position. A large separate studio/ store spread over two floors is available by separate negotiation. EPC Band: D. Deposit: £1,550.00. Tenant fees apply.

Totnes 2.5 Miles | A38 7.7 Miles | Plymouth 27 Miles

• Newly Refurbished 3 Bedroom Cottage • Wood Burning Stove • Two Bathrooms • Rural Yet Convenient Location • Large Parking Area • Spacious Rear Garden • Council Tax Band: B • Deposit: £1,550.00 • Tenant Fees Apply

£1,550 Per Calendar Month

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

SITUATION
The attractive village of Berry Pomeroy has a primary school, village hall and church and is in an Area of Outstanding Natural Beauty, not far from the banks of the River Dart, with Dartmoor and the English South West coast and beaches close by.

Berry Pomeroy is 2 miles from the interesting market town of Totnes known for its alternative' and transition town' lifestyle, literary and music festival, riverside life and main line railway station taking you to London Paddington in around three hours.

Newton Abbot, with its main line railway station, is approximately 7 miles away and the coastal town of Paignton 4 miles. The A38 situated 5 miles from Totnes, connects the town with Exeter and Plymouth.

ACCOMMODATION
Netherton House is accessed via a private road, which sweeps around the rear of a collection of barns and to a private courtyard with ample parking for up to four cars. From the courtyard the entrance to the front of the property is via an open porch canopy, with front door leading to:-

SITTING ROOM
A spacious room with carpeted flooring and a feature fireplace containing a wood burning stove, one radiator and windows to the front. From here a door leads to:

KITCHEN
A recently refurbished, fitted kitchen with an electric oven and 4 point hob. Selection of floor cupboards with an integrated dishwater and a refrigerator. One radiator. Windows to the rear overlook the garden.

STAIRS AND LANDING
The spiral staircase is accessible from the sitting room and is carpeted, rising to the first floor. The landing has carpeted flooring, two radiators, an airing cupboard and a further storage cupboard. Doors leading to:-

BEDROOM 1
A carpeted double bedroom with a window to front and a radiator. A door leads to:-

EN-SUITE SHOWER ROOM
A newly fitted suite with a shower, WC, wash hand basin and a heated towel rail.

BEDROOM 2
A carpeted bedroom with a window to the front and a radiator.

BATHROOM
A newly fitted suite with a shower over the bath, a WC, wash hand basin, heated towel rail and a window to rear.

BEDROOM 3
A carpeted double bedroom with a radiator and a window to the front.

OUTSIDE
The rear garden is accessible via the kitchen and is laid mostly to lawn and bordered with fencing. The property also benefits from a separate store and further separate utility room with power, light and space for a washing machine, tumble dryer and a freezer.

STUDIO / STORE
Located to the left of the Netherton House is a large self contained studio / store spread over two floors with access to power and available by separate negotiation.

SERVICES
Electric, water - Mains connected. Heating - Oil fired central heating. Drainage via a septic tank.
Ofcom predicted broadband services - Standard: Download 1800 Mbps, Upload 220 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: B

DIRECTIONS
What3words: takers.leopard.honeybees

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

LETTING
The property is available to let on an assured periodic tenancy. RENT: £1,550.00 pcm exclusive of all charges. DEPOSIT: £1,550.00 returnable at end of tenancy subject to any deductions (The landlord registers the deposit with a secure deposit scheme called Mydeposits.com, which is administered in accordance with the Deposit Scheme and Dispute Service). References required, viewings strictly through the agent

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 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.

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.

STAGS
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01803 866130
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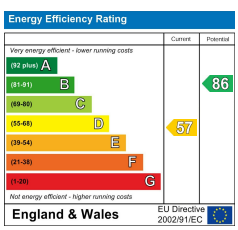
@StagsProperty

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