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Residential Lettings



Meadow View, Waters Reach  
Staverton, Totnes, TQ9 6NU

A delightful reverse level attached house in an exclusive riverside development.

- Riverside location • 11 acres grounds/lake • 4 bedrooms • Family bathroom
- 2 en suites • Kitchen/dining area • Sitting room • Tenant fees apply •

**£1,795 per calendar month**

**01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)**

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## ACCOMMODATION

A delightful reverse level attached house in an exclusive riverside development. Entrance hall, 4 bedrooms, open plan kitchen/breakfast room, sitting room, study, family bathroom, 2 en-suites, private seating area, 11 acres of communal grounds with lake, meadow and fishing rights. Available for 8 months only.

## GROUND FLOOR ENTRANCE HALL

### BEDROOM 1

22'0" x 12'2" (6.71 x 3.71)

Side and rear aspect. Three sets of double doors which open out on to the garden and views across the meadow towards the river, built in wardrobes.

### EN-SUITE SHOWER ROOM/WC

Modern suite with shower in cubicle.

### BEDROOM 2

13'6" X 10'8" (4.12 X 3.26)

Rear aspect, built in wardrobes

### EN-SUITE SHOWER ROOM/WC

Modern suite with shower in cubicle

### BEDROOM 3

11'2" X 10'10" (3.4 X 3.3)

Rear aspect, built in wardrobes

### FAMILY BATHROOM

Modern suite with shower attachment over bath

### BEDROOM 4

11'4" X 12'3" (3.46 X 3.73)

Rear aspect, built in wardrobes

### STUDY

10'5" X 6'5" (3.18 X 1.96)

Front aspect

## FIRST FLOOR

### KITCHEN/BREAKFAST AREA

19'7" Max 17'9" (5.97 Max 5.40)

Open plan area with oak flooring, granite worktops, integrated appliances, range cooker.

### SITTING ROOM

25'8" X 23'9" (7.83 X 7.25)

Oak flooring, modern living flame gas fire.

### CLOAKROOM

Basin, WC.

### UTILITY ROOM

Washing machine and tumble dryer. Gas fired central heating boiler.

### SERVICES

Mains water (metered), mains gas and electricity. Private sewerage included in rental, as is the gardening for the communal areas.

### EXTERNAL



There is a private seating area to the rear of the property and the main part of the garden is laid to lawn. A car port provides 2 under cover parking spaces and there is further parking to the front of the property.

### SITUATION

Meadow View is one of four exclusive properties in the gated development of Waters Reach which was completed in 2008. It is an idyllic setting of 11 acres of meadow with lake and 200 yards of fishing rights on the River Dart. Railway enthusiasts can see the regular steam trains which are part of the South Devon Railway and Dartington Hall is approximately 25 minutes walk from the property. The local public house The Sea Trout is a short 10 minute walk and the Cider Press Centre and local shop in Dartington itself is approximately 15 minutes walk from Meadow View. There is a bus stop 8 minutes walk away and Riverford Organic centre with shop and restaurant a 3 minute drive. The historic market town of Totnes is a 5 minute drive and the county town of Exeter can be reached by car in approximately 35 minutes.

### DIRECTIONS

From Totnes take the A385 Station Road for approximately 1.3 miles. At the mini roundabout take the third exit on to A384 signposted to Buckfastleigh and Exeter for 0.8 miles. Turn right (signposted The Sea Trout Inn and Staverton) and continue on this road until you reach the bottom of the slight hill with the nursery on your left and before Staverton Bridge. The entrance to Waters Reach will be found immediately in front of you before the road bears left for the bridge. There is a "Waters Reach" sign on the right hand side. The entrance gates are a short distance along and once you are through

these (by pressing the Meadow View button for attention) follow the lane in and around to the left. Meadow View is the property on the extreme right as you are facing the small group of three properties.

### LETTING

The property is available to rent on an Assured Shorthold Tenancy. Rent £1795.00 per calendar month exclusive of charges for all utilities but inclusive of the services of a gardener and private sewerage. Deposit £2625.00 refundable at the end of the tenancy less any agreed 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. Usual references required. No pets or young children due to riverside location. Viewing strictly by appointment with Stags.

### TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216.00 (£180.00 plus VAT) for the first applicant plus £168.00 (£140.00 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability, as well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied on for any purpose

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