



STAGS

Bowden House Teignmouth Road, Maidencombe,
Torquay, Devon TQ1 4TJ

**One bedroom apartment with stunning sea and
garden views**

Newton Abbot 4.5 miles, Exeter 20 miles. Totnes 11 miles

• 1 Bedroom • Open plan kitchen area • Sea views • Parking • Winter let
only • Fully furnished • Winter let License from October 2020 to March
2021 • Tenant fees apply

£750 Per Calendar Month

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

SITUATION

Maidencombe is only 10 minutes away from the centre of Torquay, and Teignmouth with its lovely safe sandy beaches is approximately the same distance. Both towns offer a rich variety of daytime and evening entertainment, with many Restaurants offering some of the best cuisine in Torbay.

The hamlet of Maidencombe (mentioned in the Domesday Book, 1086) is on the most northerly reach of Torbay. Torbay is relatively densely populated and yet Maidencombe, still a part of Torbay, remains rural with a backdrop of farmland and facing North/East stretches down to the wonderfully rich Devon sandstone cliffs which overlook the sea and Lyme Bay. This red sandstone is responsible for the soil's red colour and sometimes cloying texture, but is a feature of the local farmland.

Maidencombe is also on the coastal path route enjoyed by many on holiday and is controlled by the local authorities as an area of preservation and managed by the Torbay Coast and Countryside Trust. Maidencombe has always been popular with residents of Torbay and this naturally attracts visitors who appreciate nature, views, walks and the country style of life, yet are within striking distance of a decent sized town.

Torquay is less than 4 miles away, which can be reached either on foot, via the coast path (recommended for walkers) by car or by bus, passing through St. Marychurch and Babbacombe on the way.

There are numerous pretty Devon villages in the surrounding area as well as stunning country and coastal walks. The rural splendour of Dartmoor with its walking, horse riding etc, is only a half hour car journey away.

DESCRIPTION

Poppy is a one bedroom apartment with stunning sea and garden views from the bedroom and lounge. It is spacious light and bright with a full bath ensuite. Winter let license.

The open plan fully kitchen/diner is fully equipped and a spacious lounge area, both are accessed from an external staircase on the first floor in the newer part of Bowden House.

OUTSIDE

No private outside space. 1 x parking space.

SERVICES

Mains electric, water and drainage. Electric is paid direct to the landlord and each tenant will be billed direct for this. No council tax charges. Water and drainage included in the rent. WiFi disks included.

AGENT NOTE

DIRECTIONS

From Exeter: DIRECTIONS From M5 follow A38 then A380 to Torquay. After 2 miles turn left on to B3192 Teignmouth for approx. 3 miles. At bottom of hill turn right at traffic lights. At next set of lights take left filter over Shaldon Bridge. Follow coast road towards Torquay for approximately 2 miles to Maidencombe. Bowden House can be found on the left hand side clearly signed.

From Plymouth: DIRECTIONS Take the A38 towards Exeter, After approx. 23 miles take the A383 towards Newton Abbot. From Newton Abbot follow the signs for the B3195 to Teignmouth via Kingsteignton. Cross under the A380 towards Teignmouth on the A381. After 3.4 miles take the sharp left hand turn towards Torquay on the A379. Cross the Causeway and follow the A379 for 2.9 miles to Maidencombe. Bowden House is clearly marked on the left hand side.

LETTING

The property is available to let on a Winter Let Licence for 6 months only, furnished and available October 2020 to March 2021. RENT: £750.00 pcm exclusive of all charges for a single occupant and £800.00 pcm for a couple. Where the agreed let permits pets there will be an additional charge on top of the rent. Deposit £750. References required, viewings strictly through the agents.

HOLDING DEPOSIT & 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.

Bowden House Teignmouth Road, Maidencombe, Torquay, Devon TQ1 4TJ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	78



The Granary, Coronation Road, Totnes, Devon,
TQ9 5GN
01803 866130
rentals.totnes@stags.co.uk
staas.co.uk



@StagsProperty



@StagsLettings

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