



Little Coombe Ashprington, Totnes, Devon TQ9 7UL

A unique and extensively renovated three bedroom cottage, with a private garden, allocated parking and idyllic rural views. Unfurnished. EPC Band: C. Tenant fees apply.

Totnes 4 miles | Dartmouth 8 miles | Exeter 32 miles

• Newly Refurbished Throughout • Private Garden • Idyllic Rural Views • Part Furnished or Unfurnished • Council Tax Band: E • Available Now • Deposit: £1,961.00 • Tenant Fees Apply

£1,700 Per Calendar Month

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

SITUATION

Nestled in the picturesque village of Ashprington, Little Coombe enjoys an enviable position surrounded by rolling South Devon countryside. The village is renowned for its strong sense of community, with a charming 16th-century church and the well-regarded Durrant Arms pub at its heart. Just three miles away, the historic town of Totnes offers a vibrant selection of independent shops, cafés, and restaurants, as well as excellent transport links, including a mainline railway station with direct services to London Paddington. The River Dart is a short distance away, providing wonderful opportunities for sailing, paddleboarding and riverside walks, while the South Devon coastline and Dartmoor National Park are both within easy reach.

ACCOMMODATION

The property is accessed via a 5 bar gate, which opens to a small driveway and parking for up to two cars. From the parking area, a ramp leads up to the stable style front door and leads to:-

ENTRANCE HALLWAY

Entrance hallway with laminate flooring and a built-in shelving unit. Glazed doors lead to:-

SITTING ROOM

A spacious room with a central wood burning stove, vaulted ceiling and laminate flooring. Four radiators. Windows to the rear and Velux windows allow an abundance of natural light, while a French door provides views over, and access into the garden.

W.C

A spacious room with a W.C, a wash hand basin, an airing cupboard containing the oil fired boiler and a wall mounted coat rack. Window to the rear. Heated towel rail, a radiator and space and plumbing for a washing machine.

OPEN PLAN KITCHEN DINER

A bespoke fitted kitchen with laminate flooring and a selection of wall and floor cupboards, a 4 point induction hob and a double electric oven, an integrated dishwasher and space for a fridge freezer. Windows to the rear provide idyllic rural views.

The spacious dining area has laminate flooring, two radiators, a small built in storage cupboard and windows to the side. The dining area leads onto to:-

REAR HALLWAY

With laminate flooring and a radiator. A door leads to:-

BEDROOM 1

A double bedroom with laminate flooring and a radiator. Window to the side. A door leads to:-

EN-SUITE SHOWER ROOM

A newly fitted suite, with a shower, W.C, wash hand basin and a heated towel rail. Window to the side.

STAIRS TO THE LOWER HALLWAY

The staircase is wooden, descending to the lower hallway.

Lower hallway with laminate flooring, a cupboard housing the hot water system, fire escape and window to the side. Doors lead to:-

BEDROOM 2

A double bedroom with laminate flooring, two radiators and windows to the side and rear.

BATHROOM

A fitted suite with a bath, separate shower, W.C and a wash hand basin.

BEDROOM 3

A double bedroom with laminate flooring, two radiators and a window to the side.

GARDEN

The garden will be laid mostly to lawn and bordered with shrubs and fencing. A patio area is also located to the side of the property and provides idyllic views over the surrounding farmland and woodland.

DIRECTIONS

What3Words: golf.branded.merely

SERVICES

Mains Electric & water. Private drainage via a septic tank. Heating - Oil fired heating. Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps. Ofcom predicted mobile coverage for voice and data: EE, Three, O2. 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.

LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £1,700.00 pcm exclusive of all charges. DEPOSIT: £1,961.00 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 & 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://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			
(92-100) A			
(81-91) B			
(69-80) C		72	82
(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	