



## Little Thatch Diptford, Totnes, Devon TQ9 7NU

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A delightful 3 bedroom thatched cottage with mature tiered garden. Kitchen/diner. Lounge with electric log burner. Unfurnished. Deposit: £1,615.00. Council Tax Band: D. EPC Band: D. Tenant fees apply.

A38 3 miles | Totnes 6.5 miles | Plymouth 20 miles | Exeter 30 miles

• 3 Bedroom Thatched Cottage • Tiered Rear Garden • Kitchen Diner • Village Location • One Parking Space • Close to the A38 • Council Tax Band: D • Deposit: £1,615.00 • Tenant Fees Apply

**£1,400 Per Calendar Month**

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

## SITUATION

Diptford offers a strong village community and well regarded Primary School. The A38 is approximately 3 miles to the northwest at the Marley Head Junction making Exeter and Plymouth highly accessible. Totnes is approximately 7 miles and is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. Totnes has a mainline railway station to London Paddington 2 ¾ hours.

## ACCOMMODATION

Gate to the right of the property provides access to side of Little Thatch. Stable door leads to:-

## HALLWAY

Carpeted with under stairs storage. Radiator. Doors leading to:-

## KITCHEN DINER

Extended kitchen diner. Tiled floor. Wall and base cupboards. Light laminate working surfaces. Inset sink and drainer. Electric oven and grill. 4 point electric hob. Dishwasher. Washing machine. Tiled surround. Boiler. Airing cupboard with water tank. Wooden double glazed window to side and rear. Extractor fan. Stable door to side of property.

## LOUNGE

Wooden double glazed windows to front and rear. Carpeted. Electric feature fire place. Built in shelving unit.

## W.C

Wash hand basin. W.C.

## STAIRS AND LANDING

Stairs and landing are carpeted, leading through to the first floor. Doors leading to:-

## BEDROOM 1

Carpeted. Wooden double glazed window to rear. Radiator.

## BEDROOM 2

Carpeted. Built in wardrobe. Wooden double glazed window. Radiator

## BATHROOM

Bath with electric shower above. Wash hand basin. W.C. Towel rail.

## W.C

Wash hand basin. W.C.

## BEDROOM 3

Carpeted. Built in shelving unit. Radiator. Wooden double glazed window to side and rear.

## OUTSIDE

Concrete path leading to storage area and steps leading to rear tiered garden. Tier 1: Mainly laid to lawn with patio. Tier 2: Mainly laid to lawn with stone feature bench, boarded by mature shrubs and trees. Shed with gravel and wood chipped area to rear. Oil tank.

Note: Garden is not suitable for small children.

## SERVICES

Mains electricity, water and drainage. Heating- oil fired central heating. Ofcom predicted broadband services - Superfast 80 Mbps 20 Mbps Ofcom predicted mobile coverage for voice and data: EE, Vodafone, O2 and Three. Council Tax Band: D

## 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, unfurnished and is available November. RENT: £1,400.00 pcm exclusive of all charges. DEPOSIT: £1,615.00 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' 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.



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                                   |         |           |
| (55-68) D                                   | 63      | 69        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |