STAGS

Old Bakery Cottage Old Road, Harbertonford, Totnes, Devon TQ9 7TA

A characterful, one bedroom mid-terrace cottage, situated in the highly sought-after village of Harbertonford. EPC Band: E. Deposit: £ 836.00. Tenant Fees Apply.

Totnes 4 miles | A38 7 miles | Kingsbridge 9.8 miles

• Characterful One Bedroom Cottage • Sought After Village Location • Open Plan Kitchen • Sorry No Pets • Council Tax Band: A • Deposit: £836.00 • Tenant Fees Apply

£725 Per Calendar Month

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

SITUATION

Harbertonford is an elegant and unspoilt village, situated on the banks of the river Harbourne which follows through Harbertonford, into Bow Creek and onward towards Dartmouth.

The village offers a primary school, a church, a village hall and a store/Post Office. The town of Totnes on the River Dart is approximately 3 miles away, being a popular medieval market town, with narrow streets and a Norman castle. The town has a creative spirit, as characterised by its unique range of shops and cafes.

Totnes has both primary and secondary schools, 2 supermarkets and is approximately 7 miles away from the junction to the A38/Devon Expressway, allowing for speedy access to Plymouth and the Cathedral city of Exeter with its international airport. Totnes also has a mainline railway link to London Paddington.

ACCOMMODATION

The property is accessed via Old Road. With front door opening to:-

SITTING ROOM

Engineered oak flooring, with a feature fireplace containing a gas fire. Radiator. Window to the front.

OPEN PLAN KITCHEN

A fitted kitchen with a selection of floor cupboards, a sink with mixer tap and an electric oven with a 4 point hob. Space for a washing machine and a small fridge. Two windows to the side.

STAIRS AND LANDING

The staircase is carpeted, rising to the first floor. Landing with carpeted flooring and an airing cupboard and another storage cupboard. Doors leading to:-

BEDROOM 1

Double bedroom with carpeted flooring, a radiator and a window to front.

BATHROOM

A fitted suite with a shower over bath, W.C, wash hand basin and a window to side.

SERVICES

Mains electricity, gas, water and drainage. Heating - Gas central heating
Ofcom predicted broadband services - Superfast: Download: 80 Mbps, Upload: 20 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2, and Vodafone.
Council Tax Band: A.

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: £725.00 pcm exclusive of all charges. DEPOSIT: £836.00 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.

HOLDING DEPOSIT AND 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 BILL

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

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

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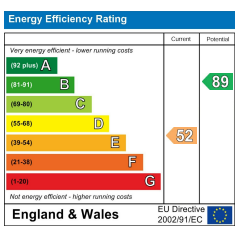
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