

STAGS

33 Teign Village, Bovey Tracey, Newton Abbot, Devon TQ13 9QJ

A newly renovated terraced house in a semi rural location, with two double bedrooms and a rear courtyard garden. Pets by Negotiation. Deposit: £1,009.00. EPC Band: Awaiting. 12 Month Plus Tenancy. Council Tax Band: B. Available March. Tenant Fees Apply.

A38: 3 miles | Exeter: 15 miles | Newton Abbot: 9 miles

• 2 Double Bedrooms • Newly Renovated Throughout • Front and Rear Garden • On Street Parking • Rural Location • Pets by Negotiation • 12 Months Plus • Council Tax Band: B • Deposit: £1,009 • Tenant Fees Apply

£875 Per Calendar Month

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

SITUATION
The property is situated in Teign Village which is a small settlement on the slopes of the Teign Valley, originally built in the early 1900's as housing for the quarry workers. The nearest village is Hennock which has a primary school, a church and pub. The market towns of Bovey Tracey and Chudleigh are approximately three miles away and offer a full range of local amenities. The A38 dual carriageway is easily accessed linking Exeter and Plymouth and the motorway network.

ACCESS
The property is accessed off of Teign Village and there is a front laid to lawn area. There is a door leading to the hallway with doors leading to :-

LIVING ROOM
A good size room, with a feature fireplace and a window to the front of the property.

DINING ROOM
Benefits from understairs storage, a feature fireplace and a window to the rear garden. There is a door leading to the kitchen.

KITCHEN
Comprises of floor and wall units, an oven, a 4 point electric hob, extractor fan. There is space for a fridge freezer and washing machine. There is a window to the rear garden and also a door leading to the rear garden.

STAIRWELL
Stairwell ascending to the 1st floor, with doors leading to :-

MASTER BEDROOM WITH ENSUITE
BEDROOM - Double bedroom with a storage cupboard and a window to the back of property.
ENSUITE - Comprises of a shower over the bath, WC, hand wash basin, heated towel rail and a storage cupboard.

BEDROOM 2
Double bedroom with a storage cupboard and a window to the front of property.

OUTSIDE
FRONT GARDEN - Laid to lawn garden with a walkway leading to the front door.
REAR COURTYARD - Rear courtyard which is accessed from the kitchen.

DIRECTIONS
Leave the A38 Devon Expressway at the B3344 signposted Chudleigh. Take the B3193 signposted to Christow and Trusham. Turn left immediately after the quarry, signposted Teign Village. Continue on this lane and you will enter Teign Village. The property will be found on the right, a short way before the end of the village.

SERVICES
Mains electric and drainage. Private Water.
Ofcom predicted broadband services - Standard: Download 28 Mbps, Upload 4 Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Council Tax Band: B

Agent Note: The electricity is provided via a pre paid meter key.

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 shorthold tenancy for 12 months plus, unfurnished and is available March. RENT: £875pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £900pcm. DEPOSIT: £1,009 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. 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.

RENTERS' RIGHT ACT
It has been confirmed that phase one of the act will be implemented on 1st May 2026.
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.
This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.
For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implemen
_roadmap.pdf





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
@StagsProperty

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