

STAGS

1 Alston Cottages Alston Lane, Churston Ferrers, Brixham, TQ5 0HT

A newly decorated two bedroom end of terrace house, which benefits from off road parking, in Churston Ferrers. Pets by negotiation. EPC Band: E. Tenancy Fees Apply.

Paignton 3.8 miles | Totnes 8.2 miles | Exeter 28.5 miles

• Two Bedroom Home • End Of Terrace • Countryside Location • Newly Decorated Throughout • Partially Recarpeted Throughout • Allocated Off Road Parking • One Story House • Deposit: £1,148.00 • Council Tax Band: B • Tenant Fees Apply

£995 Per Calendar Month

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

SITUATION
Churston Ferrers is close to the picturesque beaches of Elberry Cove and Broadsands and are a short walk from the property along a footpath, which adjoins the South West Coast Path. If you fancy a longer walk, the lively fishing port of Brixham is approximately 2.5 miles away along the coast path. If golf is your thing then Churston Golf Club, one of Devon's most picturesque courses, is literally on your doorstep. Tor Bay and the Dart Estuary offer all the water sports opportunities you could wish for, from paddle boarding to kite surfing, as well as having several of Devon's best deep water marinas.

Communications further afield are excellent with the A380 dual carriageway leading to Exeter and the M5 motorway. A main line railway station at Paignton provides easy access to London Paddington together with a regional airport at Exeter.

ACCESS
The property can be accessed off of Alston Lane and the front door is directly on the country lane road, which opens up into a hallway, with doors leading to :-

LIVING ROOM
Good size room with a fireplace and storage shelves. Window to the front of the property.

KITCHEN
Comprises of wall and floor units, an extractor fan and space for an oven, washing machine and undercounter fridge. There is a window to the back of the property and a door leading to the communal parking area.

DINING ROOM/STUDY
Off of the kitchen there is a room which can be used as a dining room or as an office area, with a window to the rear of the property.

MASTER BEDROOM
Double bedroom with a window to the side of the property.

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

BATHROOM
Comprises of a shower over bath, WC, hand wash basin and an airing cupboard. Window to the back of the property.

OUTSIDE
The property benefits from a communal car parking area to the rear of the property.

SEPERATE GARDEN
There is a separate garden opposite the property, which is available by separate negotiation.

DIRECTIONS
What3Words - drip.ruled.dugouts

SERVICES
Mains Electric, Mains water and Septic Tank Drainage - emptied once per annum and charged to the tenant. Heating - Electric.
Ofcom predicted broadband services - Standard: Download 22 Mbps, Upload 1 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, Vodafone and O2.
Council Tax Band: B

LOCAL AUTHORITY
Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £995.00 pcm exclusive of all charges. DEPOSIT: £1,148.00 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 & TENANTS 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
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