

HOWARD DOUGLAS

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The Coach House, North Huish, South Brent, Devon TQ10 9NF

An attractive cottage with good sized garden in a rural hamlet three miles south of the A38 and South Brent

Porch | Living Room | Kitchen-Diner | Cloakroom/WC | Three Bedrooms
Bathroom | Electric Air-Source Heat Pump | Garage | Gardens

£1,295 pcm

Situation & Description

This attractively modernised attached cottage property occupies a wonderful rural setting in an area of outstanding natural beauty within the South Hams.

It has a good sized living room, kitchen with space for a dining table and three good sized bedrooms served by a bathroom/WC plus a ground floor cloakroom/WC. Heating is via an air-source heat pump.

The floors are of wood, tile or vinyl and the accommodation has neutral decor throughout.

Outside, there are good sized gardens, a small garage and parking.

North Huish is surrounded by rolling countryside with wooded valleys and rivers. Avonwick is around a mile away and the larger village of South Brent, where the A38 can be accessed, is a ten minute drive.

DIRECTIONS
Travelling west on the A38 take the Marley Head exit at South Brent and follow signs for South Brent/Avonwick. When you reach Avonwick turn right by the petrol filling station and then first left signposted North Huish. Stay on this road for 0.8 miles and turn right just after Huish Cross Cottage. Drop down the hill and at the T-Junction (Rectory Cross) The Coach House will be seen directly opposite.

Deposit: £1,494.23

Please Note

Every care has been taken in the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, we will be pleased to check it for you. All measurements (including garden/land sizes) are approximate. Floor plans are for illustrative purposes only and not to scale. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. The Agent has not had sight of the Title documents. We may refer buyers and sellers to conveyancing services provided by GA Solicitors and Howard & Over Solicitors. You are under no obligation to use either of these firms. However, should you decide to do so we may receive a referral fee of £100 for a sale or purchase that proceeds to completion. As we provide a regular supply of work to both firms of solicitors any referral fee is not added to your conveyancing quote.



Entrance Porch
6'5" x 5'9" Tiled floor. Two windows. Inner stable door to

Hall
Wood floor. Door to kitchen and door to

Living Room
16'7" x 16' Two windows to the front aspect. Two radiators. Wood floor. TV point. Feature port hole window. Door to

Rear Lobby
Built-in cupboard. Radiator. Window. Door to

Cloakroom/W.C
White suite of WC and basin. Tiled floor. Window.

Kitchen-Diner
13' x 12'10" Cream fronted units with wood effect worktops and inset stainless steel sink unit. Built-in Bosch electric oven and Hoover hob with filter hood over. Plumbing for washing machine. Radiator, Tiled floor. LED ceiling spotlights. Two windows overlooking the front garden. Pantry cupboard.

First Floor Landing
Radiator. Pine floorboards. Windows to the front and rear aspects. Built -in airing cupboard.

Bedroom 1
17' x 10'8" Windows to three aspects including outlook over neighbouring countryside. Exposed pine floorboards. Radiator.

Bedroom 2
13'7" x 8' reducing to 6'. Window overlooking rear garden. Exposed pine floorboards. Radiator.

Bathroom
9'9" x 7'3" White suite of bath with shower over, wash basin with cupboard beneath and WC. Radiator. Wall mirror over basin. Radiator. Towel rail. Window to front aspect. LED ceiling spotlights.

Bedroom 3
9'10" x 9'6" Window overlooking rear garden and door to rear garden. Exposed pine floorboards. Radiator.

Outside
Gated entrance from the lane to front garden which could also provide parking for a small car, though there is ample road parking in the lane immediately outside the property.

Garage
15'2" x 7'7" with tall wooden entry doors. Flourescent striplight.

Lawned rear garden enclosed by a lovely old stone wall.

Letting Information
To Let - Unfurnished
£1295 pcm
Deposit £1494
Available October 2026
Holding Deposit - 1 weeks' rent (£298.84)

Services
Electric air-source heat pump. Mains water. Mains electricity. Private septic tank drainage.

Tenancy Fees When You Apply For A Tenancy
In order to secure this property you will be required to pay a holding deposit of £100 including VAT (or a sum equivalent to one week's rent, whichever is the greater). Please copy the link below in your browser for more information.





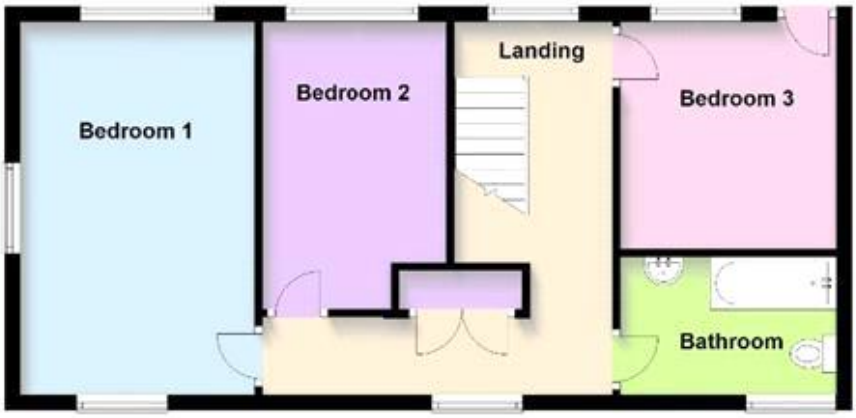




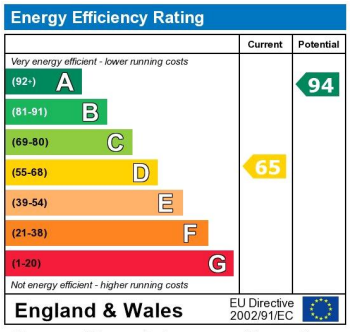
Ground Floor



First Floor



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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