



# CASTLE LODGE

Berry Pomeroy, Totnes, Devon TQ9 6LJ

3 Bed Detached House  
To Let

**£1,350 per calendar month**

**FOWLERFORTESCUE**

[www.fowlerfortescue.co.uk](http://www.fowlerfortescue.co.uk)



**RICS**

Tel: 01747 820031

CASTLE LODGE  
BERRY POMEROY  
TOTNES  
DEVON  
TQ9 6LJ

#### DESCRIPTION

Castle Lodge is a 3 bedroom detached property situated just outside the attractive village of Berry Pomeroy which has a primary school, village hall and church. Close by to the property are the picturesque castle ruins and rolling Devonshire countryside. The market town of Totnes is only 2 miles away with a wide range of amenities on offer and a mainline rail link to Paddington taking you to London in around three hours. The A38 situated five miles from Totnes, connects the town with Exeter and Plymouth.

#### ACCOMMODATION

The ground floor comprises:

KITCHEN	16'1 x 11'9
SITTING ROOM	14'2 x 11'11
DINING ROOM	12'9 x 11'3
OFFICE	18'11 x 6'8
HALL	
UTILITY/BOOT ROOM	

The first floor comprises:

BEDROOM 1	18'4 x 13'3
BEDROOM 2	13'7 x 10'6
BEDROOM 3	12'4 x 8'11
FAMILY BATHROOM	

The second floor comprises:

LARGE ATTIC STORE

Outside comprises:

OUTBUILDING	18'4 x 11'9
(could be used as an office/playroom)	
GARAGE	
GARDEN SHED	
OUTSIDE WC	
LARGE GARDENS	

#### PHOTOGRAPHS



Above: Kitchen



Above: Bathroom

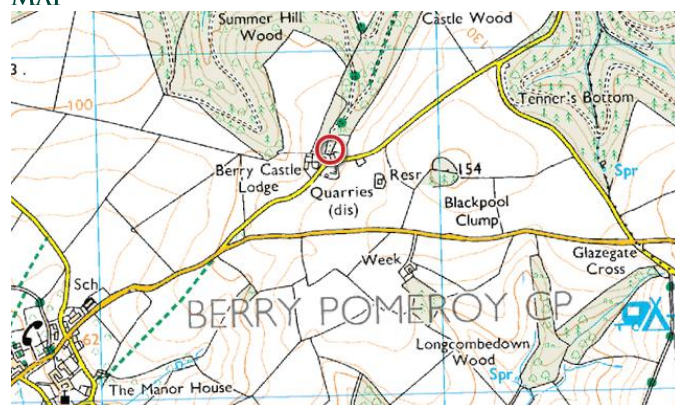


Above: Garden

#### COUNCIL TAX

The Council Tax band is 'E' - £1,824.86 – South Hams Council telephone 01803 861234.

#### MAP



#### AVAILABILITY

The property is available from January 2012.

#### VIEWINGS

Strictly by appointment only through FowlerFortescue 01747 820031.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

#### Viewing

Strictly by appointment through FowlerFortescue  
Salisbury office on **01747 820031**

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