



Roycott Higher Westonfields, Totnes, Devon TQ9 5RB

A 2 bedroom detached bungalow in the popular Bridgetown area of Totnes. One dog by negotiation. EPC Rating Band: E. Tenant fees apply.

A38 6 miles | Torbay 6 miles | Plymouth 24.7 miles | Exeter 29 miles

- Popular Location • Garage & Parking • Sitting Room • Dining Room • Garden With Rural Views • 12 Months Plus • Council Tax Band: D • One Dog By Negotiation (Terms Apply) • Deposit: £1,211.00 • Tenant Fees Apply

£1,050 Per Calendar Month

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



SITUATION

Higher Westonfields is part of the popular Bridgetown area of Totnes, a bustling market town full of interest with a full range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character that stems from a rich cultural, historical and archaeological heritage. Totnes is full of facilities including a hospital, two supermarkets, an interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle. If travel and commuting are important to you, the Cathedral City of Exeter and the Maritime Port of Plymouth have their own regional airports. Totnes is situated almost equidistant between these two commercial and historical hubs and is within easy commuting distance. Devon has a comprehensive rail network accessed at the mainline railway station in Totnes, with regular rapid links to London Paddington. The A38 Devon Expressway with its links to the motorway network is approximately 6 miles away.

DESCRIPTION

A detached bungalow in the popular Bridgetown area of Totnes, consisting of a hall, sitting room, dining room, 2 bedrooms, a kitchen and a shower room. Garage and garden with expansive views over surrounding countryside. One dog by negotiation. EPC Rating Band: E. Tenant fees apply.

ACCOMMODATION

HALL: Carpeted with radiator, built in wardrobe and airing cupboard. LOUNGE: A rear aspect room, with a working open fire. Electric night storage heater. DINING ROOM: Rear aspect room. Built in cupboard. KITCHEN: Recently fitted with wall and base units, electric cooker with hood over. Plumbing for washing machine and space for a refrigerator. Built in shelving. Door to side access. SHOWER ROOM: Electric shower in cubicle, wash hand basin. SEPARATE WC. BEDROOM 1: Double room, rear and side aspect. Electric night storage heater. BEDROOM 2: Double room, front and side aspect. Electric night storage heater.

OUTSIDE

The property benefits from a small front garden with mature shrubs, a garage and a large rear garden, mainly lawned, with extensive views out over Totnes, the River Dart and surrounding countryside.

SERVICES

Mains metered water and electricity. Council Tax Band D: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS

From the Morrisons car park next to the Stags office turn right and go down to the large roundabout. Take the last exit from the roundabout signposted Paignton. At the next roundabout take the second exit signposted Paignton. Proceed up Bridgetown Hill and at the top turn right into Blackpost Lane. Turn first right into Higher Westonfields. Roycott is the 5th bungalow on the left hand side, near the first bus stop.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,050.00 pcm exclusive of all charges. No pets or children. If the agreed let permits pets the rent will be £1,090.00 pcm. DEPOSIT: £1,211.00 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. 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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus) A			81
131-391) B			
89-130) C			
55-88) D			
39-54) E		39	
21-38) F			
1-20) G			
The less energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC