



1 Twin Cottages, Gerston, Totnes, TQ9 7HS

A unique and beautifully presented four bedroom, semi-detached house, with a gated garden and idyllic rural views. Unfurnished. Pets by negotiation, EPC Band: E. Tenant fees apply.

Totnes 1 mile | Exeter 30 miles | Plymouth 27 miles | A38 8 miles

• A 4 Bedroom Semi-Detached House • Wood Burning Stove • Utility Room • Spacious Garden • Idyllic Rural Views • Council Tax Band: C • Pet By Negotiation (Terms Apply) • 12 Months Plus • Deposit: £1,615.00 • Tenant Fees Apply

£1,400 Per Calendar Month

[01803 866130](tel:01803866130) | rentals.totnes@stags.co.uk



DESCRIPTION

A unique and beautifully presented four bedroom, semi-detached house, with a gated garden and idyllic rural views. Unfurnished. Pets by negotiation, EPC Band: E. Tenant fees apply.

SITUATION

The property is situated in the hamlet of Gerston, which is located approximately 2 miles from Totnes. Totnes is a bustling market town full of interest, with a 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.

The facilities include a hospital, a wide range of good local schools, a supermarket, an interesting range of independent shops and galleries, together with riverside walks, the Guild Hall, cinema, churches and its very own Norman Castle. There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

ACCOMMODATION

A gate opens to an adjoined front garden, with a path leading to the front entrance, and a front door opening to:-

PORCH

The entrance to the front of the property is via a partially glazed porch, with clay tiled flooring and front a door leading to:-

ENTRANCE HALLWAY

An entrance hallway with clay tiled flooring, a window to the side provides lovely rural views and a staircase ascends to the first floor. A door leads to:-

SITTING ROOM

A light room with carpeted flooring, a feature fireplace with a wood burning stove and storage units and shelving either side. Radiator. Understairs cupboard. Door leading to:-

KITCHEN / DINER

A fitted kitchen with a dual electric oven and 4 point induction hob. Selection of wall and floor cupboards, with an integrated dishwasher and space for a refrigerator. Electric underfloor heating. Window to the side provides views across the garden. Ample space for a dining room table. A door leads to:

REAR HALLWAY

With clay tiled flooring, with a radiator and a door providing access to the garden.

Doors lead to:-

BEDROOM 4

A double bedroom with a vaulted ceiling, carpeted flooring and a window to the side. Radiator.

BATHROOM

A fitted suite with a shower over bath, W.C., wash hand basin and a towel rail. Electric underfloor heating.

UTILITY ROOM

Selection of floor cupboards, a stainless steel sink with mixer tap, space for a washing machine.

STAIRS AND LANDING

The staircase has a runner style carpet, rising to a split landing, with a carpeted landing and doors leading to:-

The staircase has a runner style carpet rising to the first floor with a window to the rear. Landing with carpeted flooring with a radiator. Doors leading to:-

BEDROOM 1

A double bedroom with carpeted flooring, two built in wardrobes and a window to rear providing far reaching rural views. Radiator.

BEDROOM 2

A single bedroom with carpeted flooring and a radiator. A dormer window to the front providing idyllic countryside views.

W.C

With a W.C., wash hand basin.

BEDROOM 3

A single bedroom with carpeted flooring and a radiator. A dormer window to the front providing lovely rural views.

GARDEN

The garden wraps around the side of the property and is laid mostly to lawn, with a gravelled area providing a seating area. The rest of the garden is bordered with walls, fencing and some flower beds.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

SERVICES

Private mains water included in rent. Private sewage charge paid annually by tenant. Mains electricity. Council Tax South Hams District Council 01803 861234.

AGENT NOTE

The tenant will be required to make a £15.00 per calendar month contribution towards the maintenance and operation of the private water supply. The contribution towards emptying the septic tank is approximately £100.00 per annum.

DIRECTIONS

From Totnes take the A381 towards Kingsbridge. Take the first turning on the left at the top of the hill signposted Ashprington and Tuckenhay. Continue on this road for approximately 200 yards and take the second sharp turning on the right, immediately before Bowden pillars. Twin Cottages will be found a short way along on the right hand side.

What3words: declines.vandalism.circus

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,400 pcm exclusive of all charges. Pets considered. Where the agreed let permits then the RENT will be £1,450.00. DEPOSIT: £1,615.00, 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 & 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).

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
100 energy efficient - lower running costs 92+ plus) A			92
81-91) B			
69-80) C			
55-68) D			
39-54) E		53	
27-38) F			
1-26) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	