



16 Nellies Wood View, Dartington, Totnes, TQ9 6FP

A beautifully presented, three bedroom semi-detached house, with a landscaped rear garden, an allocated parking space and conveniently located between Totnes and Dartington. Pets by negotiation. EPC Band: B. Tenant Fees Apply.

A38 5 miles | Plymouth 24 miles | Exeter 29 miles

• 3 Bedroom Semi-Detached House • Spacious Kitchen / Diner • Bathroom & En-Suite Shower Room • Allocated Parking Space for 1 Car • Landscaped Rear Garden • Council Tax Band: D • Deposit: £1,788.00 • 12 Months Plus • Pets By Negotiation (Terms Apply) • Tenant Fees Apply

£1,550 Per Calendar Month

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



## SITUATION

Nellies Wood was built by Bloor Homes, and is a small select development, conveniently situated between Totnes and Dartington. The nearby village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, a church and a vibrant community. The Dartington Hall estate with its many cultural attractions, is also within the parish. The historic town of Totnes is a short walk away, a bustling market town full of interest, with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 5 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 beyond. Main line rail links to London Paddington are located in Totnes.

## DESCRIPTION

A beautifully presented, three bedroom semi-detached house, with a landscaped rear garden, an allocated parking space and conveniently located between Totnes and Dartington. Pets by negotiation. EPC Band: B. Tenant Fees Apply.

## ACCOMMODATION

16 Nellies Wood is accessed via a wrought iron gate, which leads to a small tiled path and landscaped gravel courtyard, with front door leading to:-

## ENTRANCE HALLWAY

Entrance hallway with Kardean vinyl flooring, and a radiator. Stairs accent to the first floor.

A door leads to:-

## SITTING ROOM

A light and airy room with Kardean vinyl flooring, an understairs cupboard and windows to front. Radiator. A door leads to:-

## KITCHEN DINER

Fitted kitchen with a selection of wall and floor cupboards, an integrated dishwasher, a fridge freezer, electric oven and a 4 point hob. Sink with mixer tap. A small utility space with a floor and wall cupboard and worktop above, with a space for a washing machine and a boiler. Ample space for a table and chairs. Radiator. A door allows access to a downstairs WC. Windows and doors providing views over, and access to the rear garden.

## W.C

W.C, wash hand basin and a radiator.

## STAIRS AND LANDING

The staircase is carpeted, rising to the first floor. Landing with carpeted flooring. Doors leading to:-

## BEDROOM 1

Double bedroom with carpeted flooring, a double built in wardrobe and a window to rear. Radiator. Door leading to:-

## EN-SUITE SHOWER ROOM

Comprising of a shower, towel rail, W.C and wash hand basin. Window to Rear.

## BEDROOM 2

Double bedroom with carpeted flooring and window to front. Radiator.

## BATHROOM

A fitted suite with a shower over bath, WC, wash hand basin and towel rail.

## BEDROOM 3

Single bedroom with carpeted flooring, a built in storage unit and window to front. Radiator.

## GARDEN

A patio leads onto the garden, which is laid mostly to artificial grass and bordered with walls and fencing.

## ALLOCATED PARKING

One allocated parking space to the rear of the property.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. Council Tax Band: D.

## LOCAL AUTHORITY

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

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,550.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,600.00. DEPOSIT: £1,788.00, 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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Energy Efficiency Rating		Current	Potential
100 energy efficient - lower running costs			96
A (92 plus)		84	
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (27-38)			
G (1-26)			
100 energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			