



8 Grove Mews, Totnes, TQ9 5GT

A spacious and beautifully presented three bedroom, detached end of terrace house, with a gated private courtyard and an allocated parking space, located in the heart of Totnes. Unfurnished. Pet by negotiation, EPC Band: C. Tenant fees apply.

Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

- Spacious Three Bedroom House
- Newly Redecorated and Recarpeted
- Two Bathrooms Plus A W.C
- Private Courtyard Garden With Shed
- Allocated Parking Space
- Pet By negotiation (Terms Apply)
- Council Tax Band: D
- 12 Months Plus
- Deposit: £1,730.00
- Tenant Fees Apply

£1,500 Per Calendar Month

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



SITUATION

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.

DESCRIPTION

A spacious and beautifully presented three bedroom, detached end of terrace house, with a gated private courtyard and an allocated parking space, located in the heart of Totnes. Unfurnished. Pet by negotiation, EPC Band: C. Tenant fees apply.

ACCOMMODATION

A small picket gate opens to a paved path which leads to the front entrance, with front door leading to:-

ENTRANCE HALLWAY

An entrance hallway with laminate flooring and doors leading to:-

SITTING ROOM

A bright and spacious sitting room, with laminate flooring and a feature fireplace containing an electric fire. Radiators. Floor to ceiling bay windows and a door provide views of, and access into the courtyard.

REAR HALLWAY

With laminate flooring and a radiator with built-in shelving units to one side and a bay window to the other.

KITCHEN

A fitted kitchen with laminate flooring, a selection of wall and floor cupboards, a 4 point gas hob, dual oven, integrated dishwasher, freezer, refrigerator, washing machine and a microwave. Radiator. Window and door provide access to the rear courtyard.

DINING ROOM

A light and airy room, with laminate flooring, a large understairs storage cupboard, a radiator and a window to the rear.

W.C

With a W.C, wash hand basin and a radiator. Window to front.

STAIRS AND FIRST FLOOR LANDING

The staircase is carpeted, rising to the first floor with a carpeted landing and an airing cupboard. Doors leading to:-

BEDROOM 1

A double bedroom with carpeted flooring and a large built in wardrobe. Radiator. Window to front and door providing access to:-

BATHROOM

Jack and Jill entrances lead to and from bedroom 1 and bedroom 2, into the bathroom with a fitted suite, a shower over the bath, W.C, wash hand basin, towel rail and window to side. A door leads to

BEDROOM 2

A double bedroom with carpeted flooring and a large built in wardrobe. Radiator. Window to rear and door providing access to the bathroom.

BEDROOM 3

A small double bedroom with carpeted flooring and a large built in wardrobe. Radiator. Window and French doors to the side provide access onto a small balcony. Door leading to:-

EN-SUITE SHOWER ROOM

Partially tiled suite with a shower, W.C, wash hand basin and a towel rail.

COURTYARD

Two connected paved patios wrap around the side and rear of the property, with a shed, and bordered by walls and picket fencing.

ALLOCATED PARKING

One allocated parking space is to the front of the property.

SERVICES

Mains electric, gas, water and drainage. 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.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1500 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,550. DEPOSIT: £1,730, 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.

DIRECTIONS

What3Words: decide.mysteries.occupiers



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.totnes@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus) A			84
131-181) B		73	
109-130) C			
85-108) D			
69-84) E			
55-68) F			
39-54) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			