



## 8 Grove Mews, Totnes, TQ9 5GT

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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](mailto: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			
792 plus) A			
691-791) B			
591-690) C			
491-590) D			
391-490) E			
291-390) F			
191-290) G			
Not energy efficient - higher running costs			
		73	84
England & Wales			
EU Directive 2002/91/EC			