



STAGS

5 Brymar House 18 Bridgetown, Bridgetown, Totnes, Devon TQ9 5BA

A recently renovated two bedroom, second floor apartment, set within a period building in Totnes. The property offers a newly fitted kitchen, spacious living room, two bedrooms and a newly fitted bathroom suite. Further benefits include an allocated parking space and communal cycle store. Within walking distance of the town centre. Sorry no pets. EPC Band D. Tenant Fees Apply.

Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

• Two Bedroom Second Floor Apartment • Open Plan Kitchen • Allocated Parking Space • Communal Cycle Store • 12 Months Plus • Deposit: £1,148.00 • Tenant Fees Apply

£995 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

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ACCOMMODATION

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

COMMUNAL LOBBY, STAIRS AND LANDING

The spacious communal lobby has Victorian style tiled flooring, which leads to an allocated small storage cupboard and the rear exit. A patio walkway provides access to the car park, communal bin store and communal cycle store.

The staircase is carpeted, rising to the first and second floor. Carpeted landings with door leading to the second floor apartment:-

HALLWAY

A carpeted entrance hallway with an intercom system and a cupboard housing the water tank. Velux window. Radiator. Doors leading to:-

LIVING ROOM

Carpeted with feature fireplace. Radiator. Window to the rear. The living room leads to:-

KITCHEN

A fitted kitchen, with an electric oven and 4 point hob. Selection of wall and floor cupboards, with space for a washing machine. Window to rear.

BEDROOM 1

Carpeted double bedroom with window to rear. Built in double wardrobe containing the electric boiler. Radiator.

BATHROOM

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

BEDROOM 2

Carpeted bedroom with window to side and a Velux window. Radiator.

OUTSIDE

The rear car park is mainly laid to tarmac, with allocated parking spaces, a communal bin store and cycle store.

AGENT NOTE: Each allocated space has been wired for a potential single phase car charger (cable only, so the car charger would need to be installed by a professional contractor at a tenants own cost).

SERVICES

Mains electric, water and drainage. Council Tax Band: A.

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: £995.00 pcm exclusive of all charges. DEPOSIT: £1,148.00 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		Current	Potential
100% energy efficient - lower running costs			
92+ (A+)	A		
81-91	B		
69-80	C		
55-68	D	62	62
49-54	E		
37-48	F		
1-36	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			