



16 Seymour Court, Bridgetown, Totnes, Devon TQ9  
5AA

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A spacious, Grade II listed, 2 bedroom ground floor  
riverside apartment with a garage. Sorry no pets. EPC  
Band: C. Tenant Fees Apply

Plymouth 24 miles | Exeter 25 miles | Torquay 9 miles

- Two Bedroom Ground Floor Apartment
- Riverside Location
- Double Reception Room
- Kitchen / Breakfast Room
- Garage
- Deposit: £1,269.00
- Sorry No pets
- 12 Months Plus
- Council Tax Band: E
- Tenant Fees Apply

£1,100 Per Calendar Month

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



## DESCRIPTION

A spacious, Grade II listed, 2 bedroom ground floor riverside apartment with a garage. Sorry no pets. EPC Band: C. Tenant Fees Apply

## SITUATION

Seymour Court is located on the banks of the River Dart and convenient for Totnes town centre. Totnes is a bustling and thriving market town that maintains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including an indoor swimming pool and boating opportunities on the River Dart. Totnes is approximately 6 miles from the A38/Devon Expressway allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Totnes also has a mainline railway station, with direct links to London Paddington.

## ACCOMMODATION

HALL: 2 radiators and a large storage chest.

CLOAKROOM/UTILITY ROOM: W C and basin. Utility area with plumbing for a washing machine.

BEDROOM 1: Double room, side aspect, radiator. Built in wardrobes, Gas fired central heating boiler.

ENSUITE BATHROOM: Bath with shower attachment, basin, WC. Radiator.

BEDROOM 2: Double room, side aspect, radiator.

Wardrobe. Built in shower cubicle with a thermostatic shower.

KITCHEN BREAKFAST ROOM: Wall and base units, with plumbing for a dishwasher. Gas hob, double electric oven, radiator. Space for fridge/freezer.

DINING ROOM: Overlooking the river. 2 radiators. Dividing doors between the dining room and sitting room.

LIVING ROOM: Light and spacious room with French doors overlooking the river. 1 radiator. Decorative mantel.

## OUTSIDE

Garage in a block. Visitors parking. Communal riverside terrace.

## SERVICES

Mains gas, electric, water and drainage. Council tax band E: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

## DIRECTIONS

With Stags office on your left proceed down to the mini roundabout beside the Royal Seven Stars Hotel. Turn left and go over the Old Bridge into Bridgetown. Take the the first right hand turning into Seymour Terrace. Immediately turn right again and Seymour Court can be found on the right hand side. From the car park, walk

down towards the river and continue along the riverside path to the end of the building. Number 16 is accessed via a side entrance at the far end of the building.

## LETTING

The property is available to let on an assured shorthold tenancy for 24 months plus, unfurnished and available immediately. RENT: £1,100.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £1269.00 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). 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.



Approximate Gross Internal Area  
102.8 sq m / 1107 sq ft

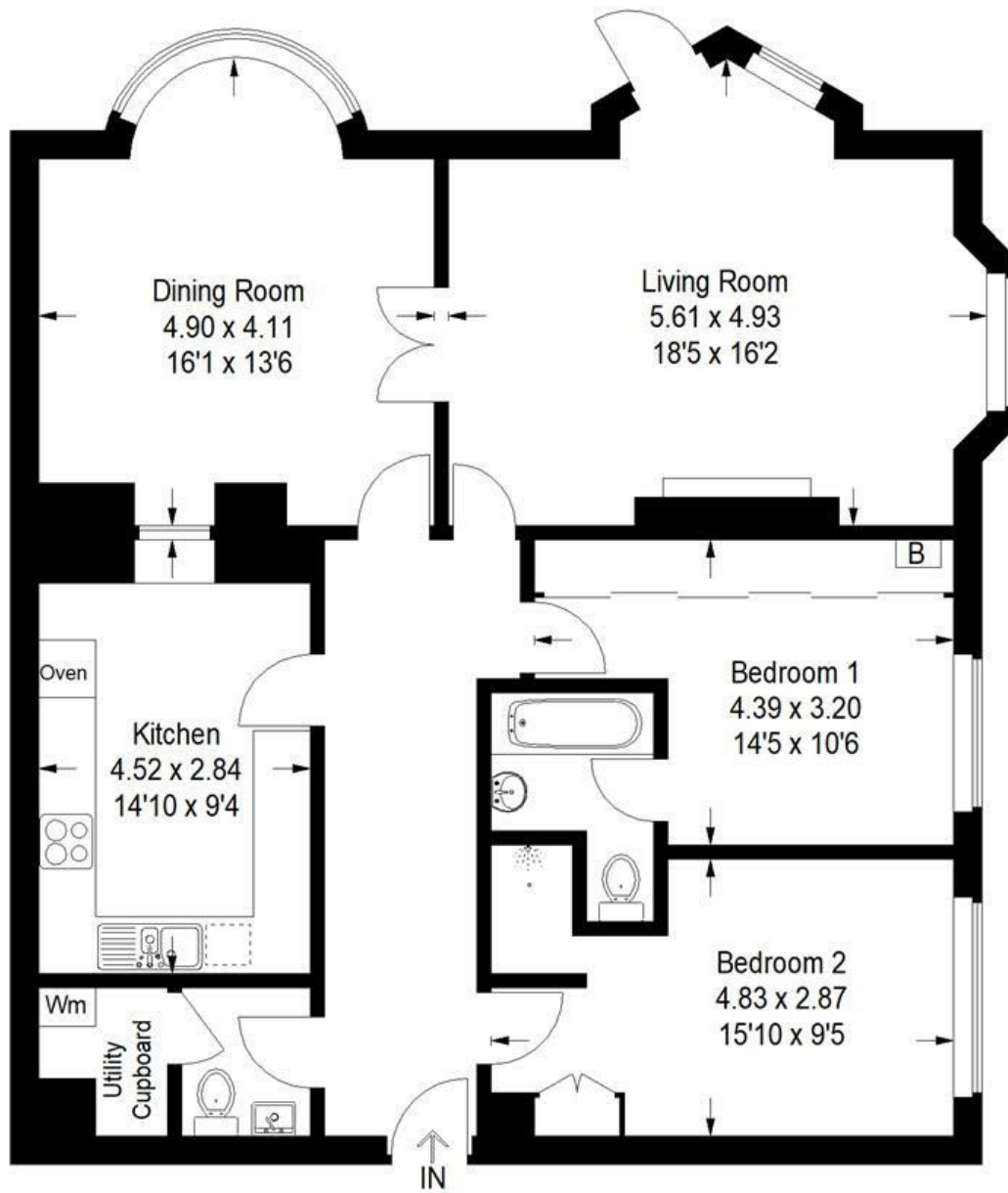


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
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Energy Efficiency Rating		Current	Potential
392 plus	A		
321-391	B		
212-320	C		
155-211	D		
121-154	E		
81-120	F		
35-80	G		
Not energy efficient - higher running costs		70	79
England & Wales			
EU Directive 2002/91/EC			