



6 Redworth Court, Totnes, Totnes, Devon TQ9 5EQ

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A recently refurbished 4 bedroom mid terraced property in a convenient location. Hall, kitchen, sitting room, bathroom & en-suite, gas fired central heating, parking. EPC Band B. Tenant fees apply.

A38 6 miles | Plymouth 23 miles | Exeter 33 miles

- 4 Bedroom House Spread Over Three Floors
- Convenient Location
- Separate Kitchen
- Allocated Parking
- Pet Cat By Negotiation
- Council Tax Band: D
- Deposit: £1,557.00
- 6 Months Plus
- Tenant Fees Apply

£1,350 Per Calendar Month

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



## ACCOMMODATION

A recently refurbished 4 bedroom, mid terraced property in a convenient location. Hall, kitchen, sitting room, bathroom & en-suite, gas fired central heating, parking. EPC Band B. Tenant fees apply.

## SITUATION

The property is situated in the historic town of Totnes, a wonderful medieval market town in the heart of the South Devon countryside. Totnes is often considered the Gateway to the South Hams. Today it 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 has a mainline railway allowing access to London Paddington.

## ENTRANCE HALLWAY

Large under stair storage area. Radiator. Doors leading to:-

### BEDROOM 4 11'9" x 9'2"

Carpeted double bedroom. Window to front aspect, radiator.

### KITCHEN 13.5"x 8'8"

Wall and base units, gas hob, double electric oven, washing machine and fridge freezer. Door leading to small rear patio.

### W.C

Suite with WC, wash hand basin and radiator.

## STAIRS AND LANDING TO FIRST FLOOR

The staircase is carpeted rising to the first floor. First floor landing with two built in wardrobes. Carpeted landing with doors leading to:-

### SITTING ROOM 13'11" x 11'9"

Front aspect, door to balcony with views over Kingsbridge Hill. TV aerial point, telephone point.

### BEDROOM 3 7'8" x 8'10"

Rear aspect, radiator, TV ariel and telephone point.

### FAMILY BATHROOM 6'0" x 8'9"

Partially tiled suite with bath, wash hand basin, WC, shower attachment over bath, heated towel rail.

## STAIRS AND LANDING TO SECOND FLOOR

The staircase is carpeted, rising to the second floor. Carpeted landing with doors leading to:-

### BEDROOM 2

Rear aspect, radiator. TV aerial and telephone point.

### BEDROOM 1

**13'10" x 11'5"**

Front aspect, door to balcony, radiator, TV aerial point and telephone point.

## EN-SUITE SHOWER ROOM

Partially tiled suite with thermostatic shower in cubicle, basin, WC, heated towel rail.

## SERVICES

Mains water, electricity and gas. Council Tax South Hams Council 01803 861234.

## OUTSIDE

The rear benefits from a small patio. One allocated parking space where two small cars could be parked in tandem.

## AGENT NOTE

Remedial works are likely to be carried out to the exterior of the property at some point during the next tenancy.

## DIRECTIONS

From the Stags office in Totnes turn right and go down to the roundabout, staying in the right hand lane. Go straight across (second exit) and follow the road up with the station on your right. Redworth Court will be found on the left, just before the traffic lights. Number 6 is one of the first properties on the right as you enter the development.

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,350.00 pcm exclusive of all charges. DEPOSIT: £1,557.00 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.



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
92+ (A+)	A	84	86
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
The less energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			