



Flat 3 Sefton House, 7 Bridgetown, Totnes, Devon TQ9 5AB

A well-presented apartment set within a period building in Totnes. The property benefits from a fitted kitchen, a modern shower room and a living room with views to the church.. Within walking distance of the town centre. On road parking available nearby. EPC Band D. Sorry no pets. Tenant fees apply

Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

• Modern One Bedroom Apartment • Fitted Kitchen With Integrated Appliances • Double Bedroom • Modern Shower Room • Open Plan Living Space • Within Walking Distance Of The Town Centre • Sorry No Pets • Deposit: £865.00 • Council Tax Band: A • EPC Band: D

£750 Per Calendar Month

01803 866130 | rentals.southdevon@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

From the road there is access into the COMMUNAL ENTRANCE HALL: automatic lighting and new flooring. Leads to an open space which has an area for communal bins and space for a small table and chairs. Door to COMMUNAL LOBBY: Provides lighting, and is fully carpeted with a laundry cupboard and a washing machine dryer. Stairs rise to the SECOND FLOOR APARTMENT (Flat 3). Access into the HALLWAY: Window to the rear and door to: OPEN PLAN KITCHEN / LIVING ROOM / DINER: To the right hand side as you enter, there is a fitted kitchen with an integrated sink, oven with electric hob above and extractor fan and an integrated fridge/freezer. Window to the rear with an open outlook. To the living room dining area, there is a window to the side with a view of the church and countryside. BEDROOM: A good size double room with a window to the rear. Ample space for a double bed and furniture. SHOWER ROOM: Comprising of a modern suite with a shower, wash hand basin and a vanity unit below, WC and a beautiful feature window to the front.

OUTSIDE

There is a communal courtyard with space for a small table and chairs. Bin store to the corner.

SERVICES

Mains gas, electric, water and drainage. Council Tax Band A: 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 and take the first exit on to the old bridge. Go over the bridge, past Seymour Road and the property entrance can be found on the right hand side just before the church.

LETTING

The property is available to let on an assured shorthold tenancy for 6 months plus, unfurnished and available immediately. RENT: £750.00 pcm exclusive of all charges. DEPOSIT: £865 .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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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