



11 Elmhirst Drive, Totnes, Devon TQ9 5UX

A beautifully presented two bedroom, semi-detached property, with a landscaped rear garden, off street parking and idyllic rural views. Sorry no pets. EPC Band: C. Tenant Fees Apply.

A38: 5 miles | Plymouth: 24 miles | Exeter: 29 miles

• Two Bedroom Semi-Detached House • Beautifully Presented Throughout • Off Street Parking • Idyllic Views Over Totnes & The Countryside Beyond • Part Furnished • 6 Month Let (some flexibility depending on move in date) • Deposit: £1,384.00 • Council Tax Band: C • Sorry No Pets • Tenant Fees Apply

£1,200 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.

ACCOMMODATION

A private driveway with space for two cars is accessed from the road. To the right is a landscaped front garden, which is mainly laid to lawn and bordered by well-kept flower beds. A picket gate leads to:-

CONSERVATORY

The entrance to the front of the property is via a laminate floored, glazed conservatory which offers lovely views over Totnes. The front door leads to:-

ENTRANCE HALLWAY

An entrance hallway with vinyl flooring and a radiator. Doors lead to:-

SITTING ROOM

A bright and spacious sitting room, with laminate flooring and a radiator. A large window to the front, with an electric blind, allows an abundance of light.

KITCHEN

A fitted kitchen with a selection of wall and floor cupboards, a 5 point gas hob, electric oven, a washer-dryer, refrigerator and an integrated dishwasher. Radiator. A window and door to rear provide views and access into the rear garden. Understairs storage cupboard

STAIRS AND FIRST FLOOR LANDING

The staircase is carpeted, rising to the first floor with a laminated landing. Doors leading to:-

BEDROOM 1

A double bedroom with carpeted flooring and a radiator. Windows to front and side provide idyllic views over Totnes and beyond.

BATHROOM

A fitted suite with a shower over the bath, W.C, wash hand basin, towel rail and a window to the rear.

BEDROOM 2

A bedroom with carpeted flooring, small built in cupboard and shelving. Radiator. Window to the front and side.

OUTSIDE

The garden is laid mostly to lawn with a decked sitting area and a shed located to one side and well-kept flower beds to the other. A path allows access to the front of the property.

SERVICES

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

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 6 months plus, part furnished RENT: £1,200.00 pcm exclusive of all charges. DEPOSIT: £1,384.00 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.



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.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 (plus)	A		
155 (141)	B		
120 (105)	C		
92 (81)	D		
62 (54)	E		
35 (28)	F		
15 (9)	G		
Not energy efficient - higher running costs			
		70	87
England & Wales		EU Directive 2002/91/EC	