



19 Warland, Totnes, Devon TQ9 5EL

A two bedroom end of terraced house, with a further loft room and a private garden, conveniently located in Totnes. Unfurnished. EPC Band: E. Sorry no pets. Tenant Fees Apply.

A38 6 Miles | Plymouth 23 Miles | Torbay 9 Miles

- 2 Bedroom Terrace House
- Private Courtyard
- Further Loft Room
- Convenient Location
- Two Reception Rooms
- Council Tax Band: B
- 12 Months Plus
- Pet By negotiation (Terms Apply)
- Deposit: £1,153.00
- Tenant Fees Apply

£1,000 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, a 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

The property is accessed via Wardland. With front door opening to:-

RECEPTION ROOM

With tiled slate flooring, a radiator and window to front. Door opening to:-

SITTING ROOM

Tiled slate flooring, with a feature fireplace and a cupboard to one side. Radiator. Window to the rear. Door leading 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 and a refrigerator. Radiator. Window and door allows access to rear courtyard.

STAIRS AND LANDING

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

BEDROOM 1

Carpeted double bedroom. Window to rear. Radiator. Door leading to:-

BATHROOM

A fitted suite with bath, separate shower, WC, wash hand basin, towel rail and two window to the side.

BEDROOM 2

Carpeted single bedroom. Window to front. Radiator.

LOFT ROOM

A ladder style staircase ascends from the landing to the loft room. The loft room would make for ideal storage or a work from home office, with stripped wooden flooring, eaves storage and a Velux window to the front and rear.

COURTYARD

Paved patio bordered by fencing with a small storeroom.

SERVICES

Mains electric, water and drainage. Council Tax B: 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 Totnes office on your left walk down to the mini roundabout and turn right into Fore St. Then take first left and walk down the alleyway towards the Ticklemore Cheese Shop. Pass the cheese shop on your right and continue towards St Katherines Way at the end of the road. Cross the road into the next part of Warland. The property can be found on the left hand side at the end of the period cottage terrace.

LETTING

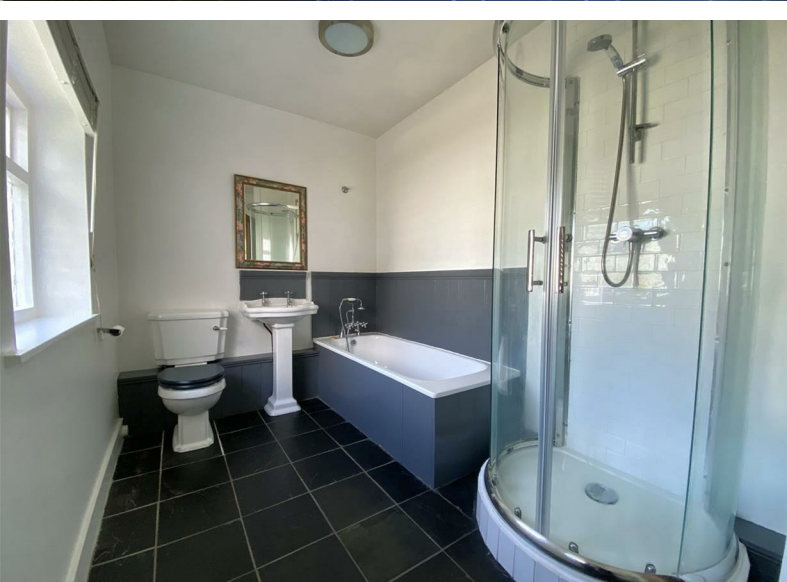
The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,000.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,050.00 DEPOSIT: £1,153.00 returnable at end of tenancy subject to any deductions (all 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.

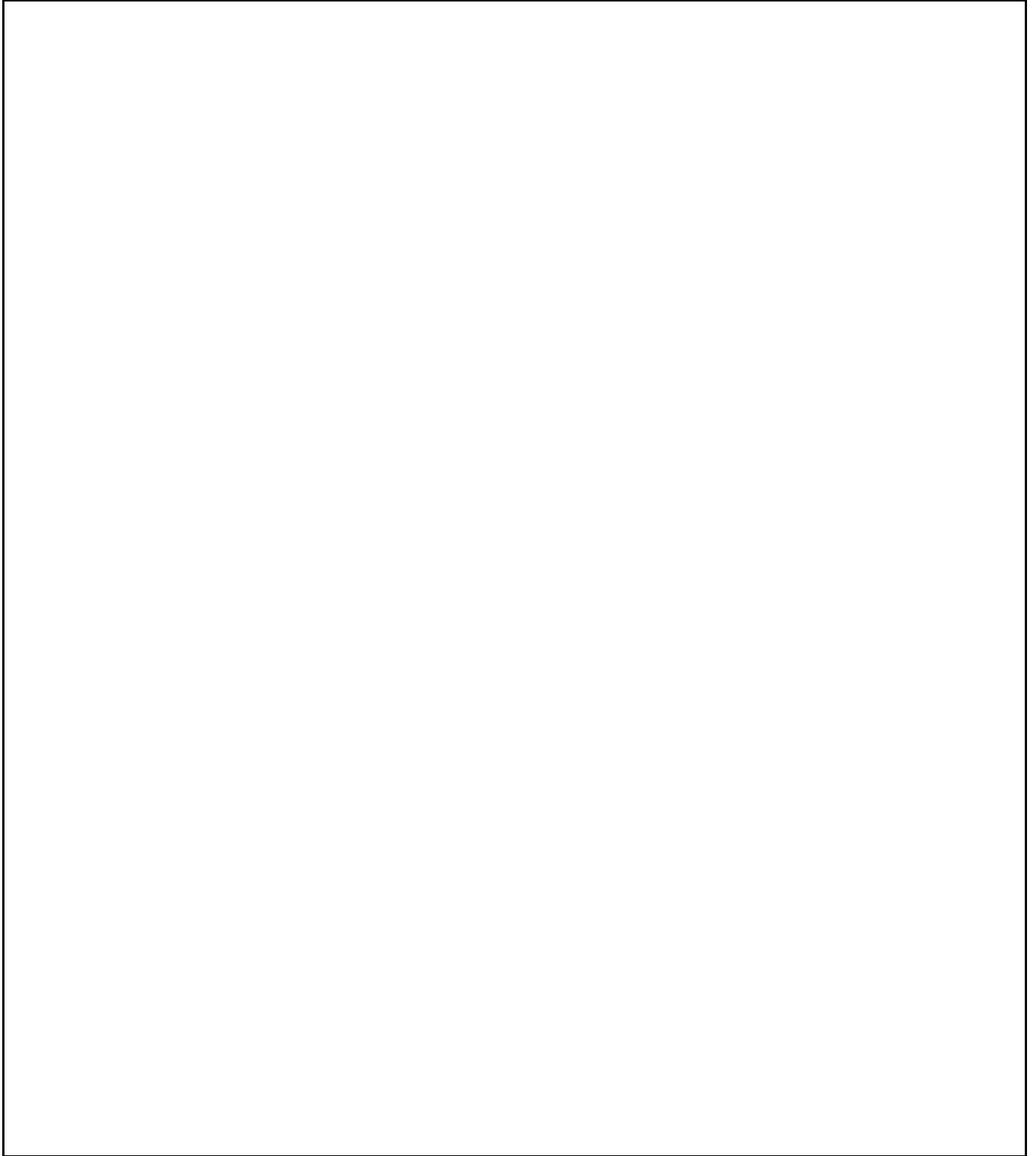
HOLDING DEPOSIT & TENANT FEES

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.



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