



## Flat 1 Sefton House, 7 Bridgetown, Totnes, Devon TQ9 5AB

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A renovated apartment set within a period building in Totnes, within walking distance of the town centre. Unfurnished. EPC Band D. Sorry no pets. Tenant fees apply.

Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

• 1 Bedroom Ground Floor Apartment • Modern Kitchen with Integrated Appliances • Double Bedroom • Modern Bathroom • Open Plan Living Space • Sorry No Pets • 6 Months Plus • Council Tax Band: A • Deposit: £836.00 • Tenant Fees Apply

£725 Per Calendar Month

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



## SITUATION

Totnes is a bustling market town full of interest and 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, 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

From the road there is access into the

**COMMUNAL ENTRANCE HALL:** automatic lighting, modern flooring and painted walls. Leads to an open space which has an area for communal bins and space for a small table and chairs. Door to

**COMMUNAL LOBBY:** lighting, fully carpeted with a laundry cupboard to the end, offering a washing machine dryer. Door to

**THE GROUND FLOOR APARTMENT.**

Access into the **OPEN PLAN KITCHEN / LOUNGE / DINER:** to the left hand side as you enter, there is a modern cream fronted kitchen, with an integrated ceramic sink, microwave, oven with an electric hob above and extractor fan, under counter lighting and integrated fridge/freezer. To the living room dining area, there is a window to the front with built in shutters and a cupboard housing the gas boiler.

**BEDROOM:** a bay window with built in shutters, built in double wardrobe. Ample space for a double bed.

**BATHROOM:** Comprising of a modern suite with panelled bath with shower over, wash hand basin with vanity unit below, WC.

## 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](mailto: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. RENT: £725.00 pcm exclusive of all charges. DEPOSIT: £836.00 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 = 37.8 sq m / 407 sq ft

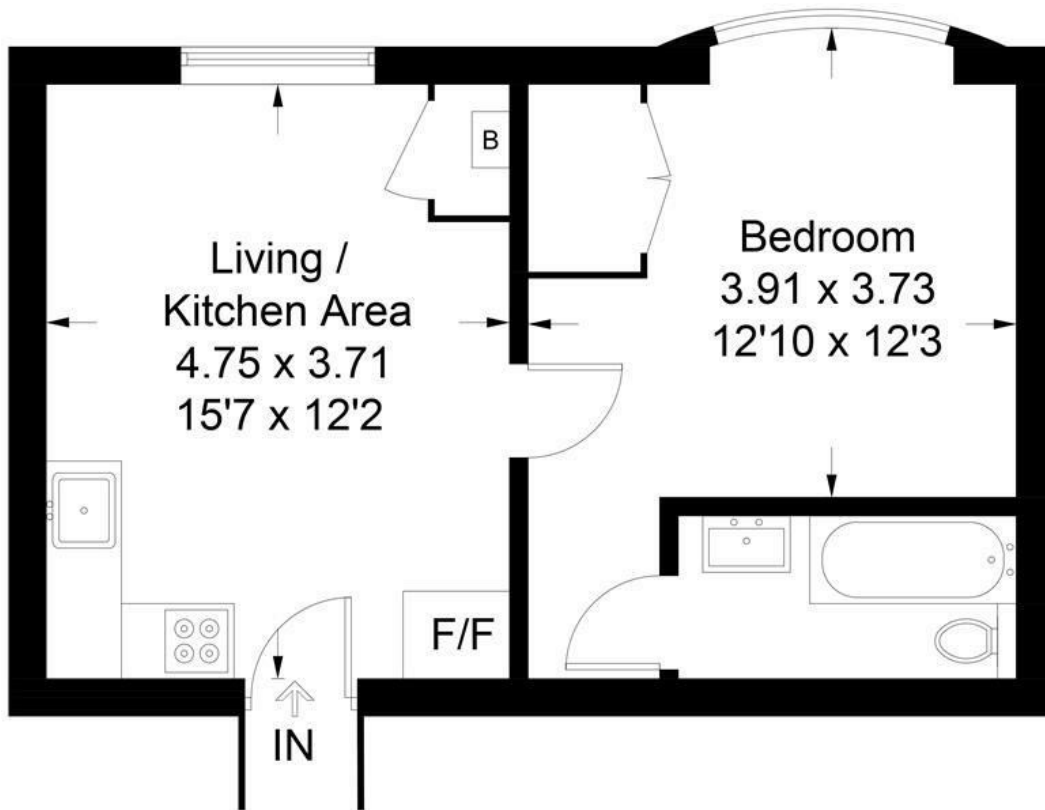


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID601858)

*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  
 01803 866130  
 rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		60	66
EU Directive 2002/91/EC			