



19 Elmhirst Drive, Totnes, Devon TQ9 5UX

A well presented 3 bedroom attached house in the popular Bridgetown area of Totnes.

A38 6 miles | Newton Abbot 9 miles | Plymouth 24.7 miles

• Views Over Totnes & The Moors • Garage With Parking To Front • 3 Bedrooms • Sitting Room & Conservatory • Good Sized Garden • Available August • 12 Months Plus • Deposit: £1,500.00 • Council Tax Band: C • Tenant Fees Apply

£1,300 Per Calendar Month

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



DESCRIPTION

A well presented 3 bedroom, semi-detached house in the popular Bridgetown area of Totnes. Hall, kitchen, sitting room, conservatory, bathroom, 2 double bedrooms, 1 single bedroom. Rear decking & lawned garden. Garage en-bloc and parking in front. Pets by negotiation (Terms Apply). EPC Band: C. Tenant Fees Apply.

ENTRANCE HALL

Stairs to first floor landing.

KITCHEN

Wall and base units, double electric oven, gas hob, space for fridge/freezer, plumbing for washing machine and dishwasher.

SITTING ROOM

Doors to conservatory.

CONSERVATORY

Door to decked area and garden. Views over Totnes to Dartmoor.

BATHROOM

Modern suite, electric shower over bath, heated towel rail, large storage area under the stairs.

BEDROOM 1

Front aspect double room, radiator.

BEDROOM 2

Rear aspect double room, radiator.

BEDROOM 3

Rear aspect single room, radiator and cupboard.

OUTSIDE

A good size plot with terraced patio areas to the front. Rear and side garden is mainly laid to lawn, with a decked area to the side. Views over Totnes and beyond to the Moors. Nearby garage en-bloc with parking to the front.

SITUATION

The property is situated in the Bridgetown area of Totnes in an elevated position, just under a mile from the town centre. Totnes is full of historic interest, with narrow streets and a Norman castle; today a bustling and thriving market town that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. 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. Main line rail links in a little over 3 hours to London Paddington are also located in Totnes.

SERVICES

Mains electricity, gas and water. Council Tax Band C: 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 beside the Royal Seven Stars Hotel. Turn left and go over the Old Bridge into Bridgetown. Take the the first right hand turning into Seymour Road which becomes Pathfields. Follow this road for a short way until you see the school on your right. Turn right immediately after the school into Weston Lane and follow this road for 0.2 miles before turning left into Elmhirst Drive, keeping to the right, where number 19 will be found on the left hand side shortly after a block of garages.

LETTING

The property is available to let on an assured shorthold tenancy for a long term rental of at least 12 months plus, unfurnished and available. RENT: £1,300.00 pcm exclusive of all charges. If the agreed let permits pets the rent will be £1,350.00 pcm. DEPOSIT: £1,500.00 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		70	87
England & Wales		EU Directive 2002/91/EC	