



16 Nellies Wood View, Dartington, Totnes, Devon TQ9 6FP

A beautifully presented, three bedroom semi-detached house, with a landscaped rear garden, an allocated parking space and conveniently located between Totnes and Dartington. Pets by negotiation. EPC Band: B. Tenant Fees Apply.

A38 5 miles | Plymouth 24 miles | Exeter 29 miles

• 3 Bedroom Semi-Detached House • Spacious Kitchen / Diner • Bathroom & En-Suite Shower Room • Allocated Parking Space for 1 Car • Landscaped Rear Garden • Council Tax Band: D • Deposit: £1,730.00 • 12 Months Plus • Pets By Negotiation (Terms Apply) • Tenant Fees Apply

£1,500 Per Calendar Month

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



SITUATION

Nellies Wood was built by Bloor Homes, and is a small select development, conveniently situated between Totnes and Dartington. The nearby village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, a church and a vibrant community. The Dartington Hall estate with its many cultural attractions, is also within the parish. The historic town of Totnes is a short walk away, a bustling market town full of interest, with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 5 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 beyond. Main line rail links to London Paddington are located in Totnes.

DESCRIPTION

A beautifully presented, three bedroom semi-detached house, with a landscaped rear garden, an allocated parking space and conveniently located between Totnes and Dartington. Pets by negotiation. EPC Band: B. Tenant Fees Apply.

ACCOMMODATION

16 Nellies Wood is accessed via a wrought iron gate, which leads to a small tiled path and landscaped gravel courtyard, with front door leading to:-

ENTRANCE HALLWAY

Entrance hallway with Kardean vinyl flooring, and a radiator. Stairs ascend to the first floor.

A door leads to:-

SITTING ROOM

A light and airy room with Kardean vinyl flooring, an understairs cupboard and windows to front. Radiator. A door leads to:-

KITCHEN DINER

Fitted kitchen with a selection of wall and floor cupboards, an integrated dishwasher, a fridge freezer, electric oven and a 4 point hob. Sink with mixer tap. A small utility space with a floor and wall cupboard and worktop above, with a space for a washing machine and a boiler. Ample space for a table and chairs. Radiator. A door allows access to a downstairs WC. Windows and doors providing views over, and access to the rear garden.

W.C

W.C, wash hand basin and a radiator.

STAIRS AND LANDING

The staircase is carpeted, rising to the first floor. Landing with carpeted flooring. Doors leading to:-

BEDROOM 1

Double bedroom with carpeted flooring, a double built in wardrobe and a window to rear. Radiator. Door leading to:-

EN-SUITE SHOWER ROOM

Comprising of a shower, towel rail, W.C and wash hand basin. Window to Rear.

BEDROOM 2

Double bedroom with carpeted flooring and window to front. Radiator.

BATHROOM

A fitted suite with a shower over bath, WC, wash hand basin and towel rail.

BEDROOM 3

Single bedroom with carpeted flooring, a built in storage unit and window to front. Radiator.

GARDEN

A patio leads onto the garden, which is laid mostly to artificial grass and bordered with walls and fencing.

ALLOCATED PARKING

One allocated parking space to the rear of the property.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. Council Tax Band: D.

Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 220 Mbps.

Ofcom predicted mobile coverage for voice and data: EE and Three.

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 12 months plus, unfurnished. RENT: £1,500.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,550.00. DEPOSIT: £1,730.00, 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 AND 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
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
92-94) A		84	
81-91) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	