



49C High Street, Totnes, Devon TQ9 5NP

Spacious two bedroom maisonette in the centre of Totnes. Communal entrance hall, open plan kitchen/living area, 2 double bedrooms, bathroom, loft area. Gas central heating. Unfurnished. Sorry no Pets. EPC Band: D. Tenant fees apply.

Kingsbridge 12.8 Miles | Paignton 6.5 Miles | Exeter 28 Miles

• 2 Bedroom Maisonette • Open Plan Living • Loft Space • Bathroom • 6 Months Plus • Council Tax Band: B • Deposit: £980.00 • Sorry No Pets • Tenant Fees Apply

£850 Per Calendar Month

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



SITUATION

Totnes town is a bustling market town 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, two supermarkets, an interesting range of galleries, together with riverside walks, the Guild Hall, churches and its very own Norman Castle. There is a mainline railway station with links to London Paddington and the A38/Devon Expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

ACCOMMODATION

COMMUNAL ENTRANCE HALL: Stairs rise from the ground floor to the 1st floor to access the apartment.

SITTING ROOM / KITCHEN (16'0" x 14'10"): Rear aspect, with living and kitchen area with gas hob, electric oven, stainless steel sink and drainer

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1 (17'11" x 9'6"): Front aspect, Radiator, Built in cupboards

BEDROOM 2 (17'7" x 9'7"): Front aspect, radiator, built in wardrobe

BATHROOM: White suite with shower over bath. Airing cupboard with lagged hot water cylinder and immersion heater.

SERVICES

Mains gas, electricity and water. Council Tax band: B. South Hams Council 01803 861234

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.

DIRECTIONS

With Stags office on your left, walk along to the mini roundabout and turn right up into Fore Street. Continue on this

road, under the clock arch and up past the church and into the covered area at the top of the High St. Number 49C will be found immediately before The Brioche on the right. Go through the door from the road and the stairs to the property are on your right. The front door to this property is the one on your right at the top of the stairs.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £850.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £980.00 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
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty

