



1 Moorashes, Totnes, Devon TQ9 5TN

---

A characterful, Grade II listed mid-terrace cottage with a private courtyard garden. EPC Band: D. Pet by negotiation. Tenant fees apply.

A38 6 miles | Torbay 6 miles | Exeter 29 miles

• Two Bedroom Cottage • Feature Gas Fire • Shower Room & Separate W.C • Courtyard Garden • Council Tax Band: C • Pet By Negotiation • 6 Months Plus • Deposit: £1,009.00 • Tenant Fees Apply

**£875 Per Calendar Month**

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



## SITUATION

The property is located in the historic market town of Totnes which is a bustling 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, a supermarket, 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.

## DESCRIPTION

1 Moorashes is a versatile and well presented terraced house in the heart of Totnes. Set within a row of charming Grade II listed cottages, the property is accessed via a quaint pedestrian walkway with access to the town centre achievable in a matter of minutes.

Comprising ample reception space across its ground floor with a sitting room featuring tiled flooring, double doors to the garden and a gas fireplace. To the rear of the ground floor is a kitchen, fitted with a range of wooden base units with a built in gas oven and hob and space for further appliances.

The first floor features the property's two bedrooms, the master bedroom enjoys a dual aspect to the front and rear of the property while showcasing wooden floorboards and a decorative fireplace with a wooden mantelpiece. The guest bedroom is to the rear of the property with an outlook over the garden. There is a separate WC and shower room accessed from the first floor landing as well as a storage cupboard housing the boiler.

## OUTSIDE

To the rear of the property is a charming south facing courtyard, with ample space for outdoor seating or dining. Towards the rear of the garden is a charming flower bed, providing plenty of scope for bedding plants to provide a wealth of colour. Running through the garden is a brook. In addition, there is a storage shed providing ample exterior storage.

## SERVICES

Electric, water, drainage, gas - Mains connected. Heating - Gas central heating.

Ofcom predicted broadband services - Ultrafast: Download 900 Mbps, Upload 200Mbps. The Landlord informs that the broadband services have been recently upgraded to include an optional 1Gb full fibre service.

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

Council Tax Band: C

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

## LETTING

The property is available to let on an assured shorthold tenancy for 6 months plus, unfurnished and is available immediately. RENT: £875.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £900.00. DEPOSIT: £1,009.00 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.

## TENANT HOLDING DEPOSIT AND 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).

## 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.

## DIRECTIONS

The property is a short and easy walk from the bottom of Fore Street. From Fore Street, turn left by the Library through to Victoria Street. Turn right at the end of this lane and the Moorashes sign is ahead of you, turn left and right to access the pathway to the front doors.

What3words: universal.cautious.reply



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			86
92 (A1)	A		
81 (A2)	B		
69 (B3)	C		
55 (D1)	D	57	
39 (D2)	E		
21 (F1)	F		
9 (F2)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			