



Rose Cottage Ticklemore Street, Totnes, Devon TQ9 5EJ

A one bedroom cottage with an open plan living area and south facing courtyard garden, conveniently located in Totnes. Unfurnished. EPC Band: E. Pets by negotiation. Tenant Fees Apply.

A38 6 Miles | Plymouth 23 Miles | Torbay 9 Miles

- 1 Bedroom Cottage
- Open Plan Living Area
- Wood Burning Stove
- Convenient Location
- South Facing Courtyard Garden
- Council Tax Band: B
- 12 Months Plus
- Pets By Negotiation (Terms Apply)
- Deposit: £894.00
- Tenant Fees Apply

£775 Per Calendar Month

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



SITUATION

Totnes is a bustling market town full of interest, 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 independent shops and galleries together with riverside walks, the Guild Hall, a 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.

ENTRANCE HALL 7'4" x 4'8"

With wooden flooring, a radiator and a window seat which looks over the south facing courtyard garden. Door opening to:-

BATHROOM 6'7" x 4'2"

A fitted suite with a bath, electric shower over the bath, W.C, wash hand basin and a Velux window.

SITTING ROOM/KITCHEN 16'10" x 12'0"

SITTING ROOM: Wooden flooring, with a wood burning stove, radiator and a window overlooking the courtyard garden.

KITCHEN: A fitted kitchen with an electric oven and 4 point gas hob. A selection of wall and floor cupboards, with space for a washing machine and an undercounter refrigerator.

STAIRS TO

The staircase rises to the first floor, with doors leading to:-

BEDROOM 16'8" x 12'11"

Carpeted double bedroom with a built-in wardrobe, a radiator and windows to front.

COURTYARD

South facing courtyard garden with a raised flower bed to one side, space for a table and chairs and storage for bins.

SERVICES

Electric, water, drainage, gas - Mains connected.
Heating - Gas central heating.
Ofcom predicted broadband services - Standard 22 Mbps 1 Mbps

Ofcom predicted limited mobile coverage for voice and data: EE, Three and Vodafone. Also predicted likely coverage for voice and data: O2
Council Tax Band: B

DIRECTIONS

With Stags Totnes office on your left walk down to the mini roundabout and turn right into Fore Street and then turn left just after the Devon Air Ambulance shop into Ticklemore Street. The property will be found on your left on the first corner of Ticklemore Street.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £775.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £800.00 DEPOSIT: £894.00 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.

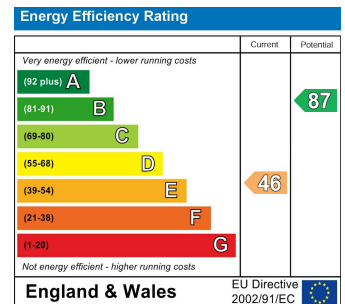
TENANT PROTECTION

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.

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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.



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