



STAGS

Beaumont Bridgetown, Totnes, Devon TQ9 5BE

A unique and beautifully positioned 6 double bedroom, detached Georgian house in the heart of Totnes. Beaumont offers far reaching rural views, mature landscaped gardens and a separate double garage. EPC Band: E. Pets by negotiation. Tenant Fees Apply.

Torbay: 7 Miles | Exeter: 26 Miles | Plymouth: 24 Miles

• 6 Double Bedroom Georgian House • Newly Fitted Kitchen & Utility With A Feature Well • Three Gardens & A Walled Vegetable Garden • General Gardener Included In the Rent* • Separate Double Garage • Idyllic Far Reaching Views Over Totnes & The Countryside Beyond • Council Tax Band: G • Deposit: £3,173.00 • Pets By Negotiation • Tenant Fees Apply

£2,750 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, 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.

ACCOMMODATION

Located in the heart of Totnes, Beaumont is a detached Georgian home from the early 19th Century. Light-filled, spacious and elegant, it retains original period features, with well-proportioned rooms and high sash windows which provide idyllic views over the gardens, Totnes and countryside beyond. Inside, a large drawing room and dining room, both with open fires, plus a cosy snug, provide ample space to entertain or relax. A newly fitted kitchen/breakfast room to the rear leads to a pantry and a utility room containing a feature well. Centrally, is a hallway with an exposed wooden floor and a sweeping Georgian staircase which ascends to the first floor. The first floor boasts six double bedrooms and two newly fitted bathrooms, complemented by a third shower room and a study on the ground floor.

OUTSIDE

The approach is via a small gravelled driveway, which sweeps up to the house and provides parking. Three fabulous, mature south-west facing gardens are set around Beaumont, and provide spectacular views. A walled vegetable garden to the rear is also included for use.

AGENT NOTE

A general gardener will attend roughly every month and is included in the rent.

GARAGE

Located at the end of a terrace of garages are two adjoined single garages with parking to the front. The garages do not have electric or light provision.

DIRECTIONS

What3words: lives.refuse.dialects

SERVICES

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

Ofcom predicted broadband services - Ultrafast: Download 10000 Mbps, Upload 10000 Mbps.

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

Council Tax Band: G

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.

RENT: £2,750.00 pcm exclusive of all charges. DEPOSIT:

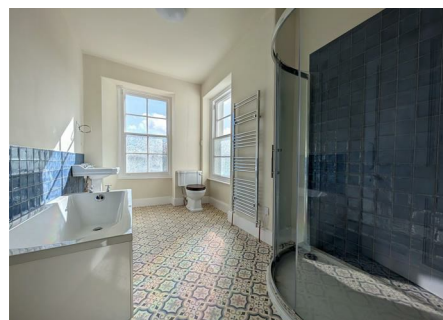
£3,173.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

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).

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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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) A		81
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		