



5 Peasland Road, Torquay, TQ2 8NY

A newly decorated, two double bedroom bungalow, located in Watcombe. EPC Band: D. Pet by negotiation. Tenant Fees Apply.

Newton Abbot 8 Miles | Exeter 23 Miles | Totnes 10 Miles

• Two Double Bedrooms • Bungalow • Driveway and Garage • Front and Rear Garden • Newly Decorated • Pets By Negotiation • 12 Month Tenancy Initially • Deposit: 1,442.00 • Council Tax Band: D • Tenant Fees Apply

£1,250 Per Calendar Month

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

SITUATION

Torquay is one of three seaside towns that make up the sheltered Tor Bay, known for its warm climate, clear bathing waters and fresh air. The local beaches create a golden arch around the bay, complemented by nearby shingle coves. Residents enjoy an exceptional quality of life, with access to excellent shopping, waterside restaurants, a theatre and vibrant bars. The sheltered bay is famous for hosting internationally renowned water sports, while the marina offers superb mooring facilities for luxury yachts and motor cruisers. The area also boasts scenic coastal walks along South Devon's footpaths and nearby golf courses.

ACCESS

The property is accessed off of Peasland Road and there is a driveway and walkway which leads to the front door, opening up to a porchway, which leads onto :-

HALLWAY

Open hallway, with doors leading to :-

LIVING ROOM

Good size living room, with carpeted floor and windows to the front and side of the property. There is a feature fireplace.

BEDROOM 1

Double bedroom with a window to the front of the property. Carpeted.

BEDROOM 2

Double bedroom with a window to the back of the property. Carpeted.

BATHROOM

3 piece suite, with a shower over the bath, hand wash basin and WC. Frosted window to the back.

KITCHEN

Good size kitchen, with wall and base units, free standing fridge/freezer, oven, gas hob, plumbing for a washing machine. Window to the back.
Utility space off of the kitchen for storage and the boiler.

OUTSIDE

REAR GARDEN - There are 6 steps down from the kitchen which leads to the side of the garden. Good size garden, which is laid to

lawn and has a separate patio area to enjoy the sunshine.

FRONT GARDEN - Grass area to the front.

DRIVEWAY - Will fit 2 cars and has a fenced gate which separates the driveway to the garden.

GARAGE - Single garage at the bottom of the driveway and side of the garden.

SERVICES

Mains electric, gas, water and drainage. Council Tax Band: D
Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

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

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,250.00 pcm exclusive of all charges. Pets considered. DEPOSIT: £1,442.00 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
92-100 A		85
81-91 B		
69-80 C	68	
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		