



**STAGS**

## 9 Jellicoe Villas Plymouth Road, Totnes, Devon TQ9 5LH

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A two bedroom mid terraced house within walking distance of the town centre. Hall, sitting/dining room, kitchen, double bedroom and twin bedroom, bathroom. Gas fired central heating. Allocated parking. EPC Band C. Sorry no pets. Furnished. Tenant fees apply.

A38 6 miles | Exeter 28 miles | Plymouth 23 miles

• Two Bedroom Mid-Terrace House • Parking • Convenient location • Sitting Room • Deposit: £980.00 • Furnished • Sorry No Pets • 9 Month Let Only • Tenant Fees Apply

**£850 Per Calendar Month**

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

## SITUATION

The property is located on the edge of the historic market town of Totnes. Totnes is a wonderful medieval market town situated in the heart of the South Devon countryside and is often considered the Gateway to the South Hams. Today Totnes is a bustling and thriving market town that maintains much of its original character full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. Totnes is approximately 6 miles from the A38 Devon Expressway allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Totnes has a mainline railway allowing access to London Paddington.

## ACCOMMODATION

A two bedroom mid terraced house within walking distance of the town centre. Hall, sitting/dining room, kitchen, double bedroom and twin bedroom, bathroom. Gas fired central heating. Allocated parking. EPC Band C. Sorry no pets. Furnished. Tenant fees apply.

## ENTRANCE HALL

### KITCHEN

Wall and base units, gas hob, electric oven, fridge freezer, washing machine, mini dishwasher.

### SITTING ROOM

Rear room with access to courtyard and parking. Radiator, understair cupboard.

## FIRST FLOOR

### BEDROOM 1

Front aspect room with double bed, built in cupboard and radiator.

### BATHROOM

Modern suite, electric shower over bath, radiator.

### BEDROOM 2

Rear aspect room with twin beds, built in wardrobe and radiator.

## SERVICES

Metered mains water, electricity and gas. Council Tax Band B. South Hams District Council 01803 861234. FURNISHED.

## OUTSIDE

There is a small rear courtyard and one allocated parking space to the rear of the property.

## DIRECTIONS

From the centre of Totnes follow the A385 towards Dartington, with Morrisons petrol station on your left and the station on your right. At the first set of traffic lights turn left on to the A381 signposted for Kingsbridge and Dartmouth. At the next set of traffic lights turn right signposted for Avonwick. After a short distance, Kellock Drive will be found on the left. Turn into Kellock Drive and then immediately first left into Jellicoe Villas. Number 9 will be found in the second block along on the left and is best accessed via the rear gate.

## LETTING

The property is available to rent on an Assured Shorthold Tenancy. Rent £850.00 per calendar month exclusive of charges for all utilities, council tax and telephone. Deposit £980.00 refundable at the end of the tenancy less any agreed 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. Usual references required. Viewing 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  
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC