



**STAGS**

17 Moorashes, Totnes, Devon TQ9 5TN

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A charming one bedroom Victorian terraced cottage with an additional office/snug and a garden, situated within walking distance of Totnes High Street. Sorry no pets. EPC Band: C. Tenant fees apply.

A38 6 miles | Torbay 6 miles | Exeter 29 miles

• Period Cottage With Garden • Double Bedroom • Unfurnished • Central Totnes Location • Deposit £1,182.00 • Sorry No Pets • 12 Months Plus • EPC Band: C • Council Tax Band: C • Tenant Fees apply

**£1,025 Per Calendar Month**

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



## SITUATION

Totnes is a bustling market town full of interest and 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, 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

Part glazed front door to ENTRANCE HALL: With a built-in cupboards. LIVING ROOM: With feature fireplace, wood burning stove and built in storage cupboards. Stairs to the first floor landing. Double doors to bright and airy open plan KITCHEN DINER: A modern fitted kitchen with a granite worktops and built-in oven and gas hob. Space for appliances. Central skylight and downlighters. Double doors onto rear terrace and garden.

FIRST FLOOR: There is a landing with door off to...

BEDROOM: A double room with an attractive feature cast iron fireplace, built-in storage cupboard and aspect to the rear with sash window. SNUG/STUDY: A little area off the landing and access to the bathroom. Ideal for a small chair or desk for a study area. Window to the front aspect. BATHROOM: Comprising of a modern white suite with mains shower over the bath, WC and wash hand basin. An aspect to the rear.

## AGENT NOTE

A wood burning stove has been added to the lounge.

## OUTSIDE

There is a sunny terrace accessed from the kitchen diner, with steps leading down to a further patio area benefitting flower borders and a timber garden shed. Towards the end of the garden, there are steps leading up to the gated rear access.

## SERVICES

Electric, water, drainage, gas - Mains connected.

Heating - Gas central heating.

Ofcom predicted broadband services - Ultrafast:

Download 900 Mbps, Upload 900Mbps.

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

Council Tax Band: C

## 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.

If driving, from Stags Totnes office, head towards the bottom of Fore Street. At the roundabout with the Seven Stars Hotel on your right, go straight across and follow the road round to the right by the Job Centre. Turn right into The Grove and, on your left, you will see a car park beyond that is the sign for Moorashes, follow the path around to the right and number 17 can be found along the row on your left.

## LOCAL AUTHORITY

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

## LETTING

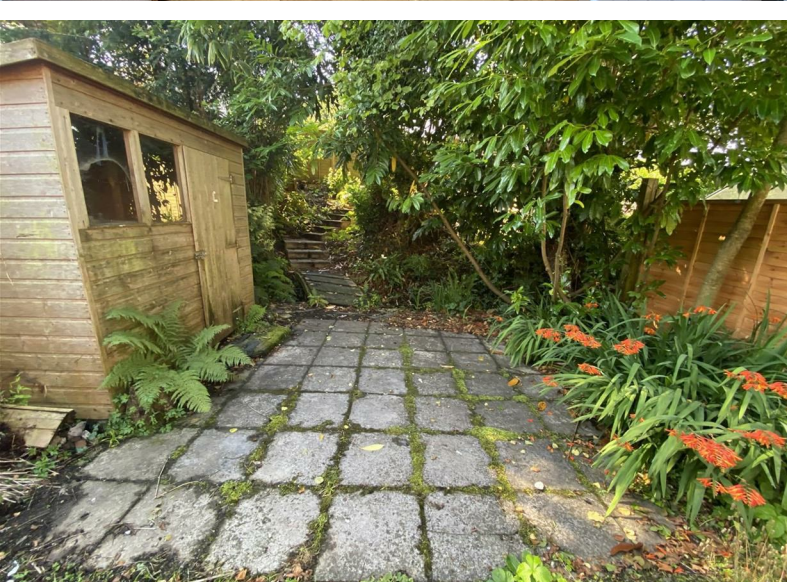
The property is available to let on an assured shorthold tenancy for 12 months plus. RENT: £1,025.00 pcm exclusive of all charges. DEPOSIT: £1,182.00 Returnable at end of tenancy subject to any deductions (The deposit will be lodged with the Landlord. The Landlord will secure the deposit with DPS and administered in accordance with the Deposit Protection Service. References required, viewings strictly through the agents.

## HOLDING DEPOSIT & TENANT FEES

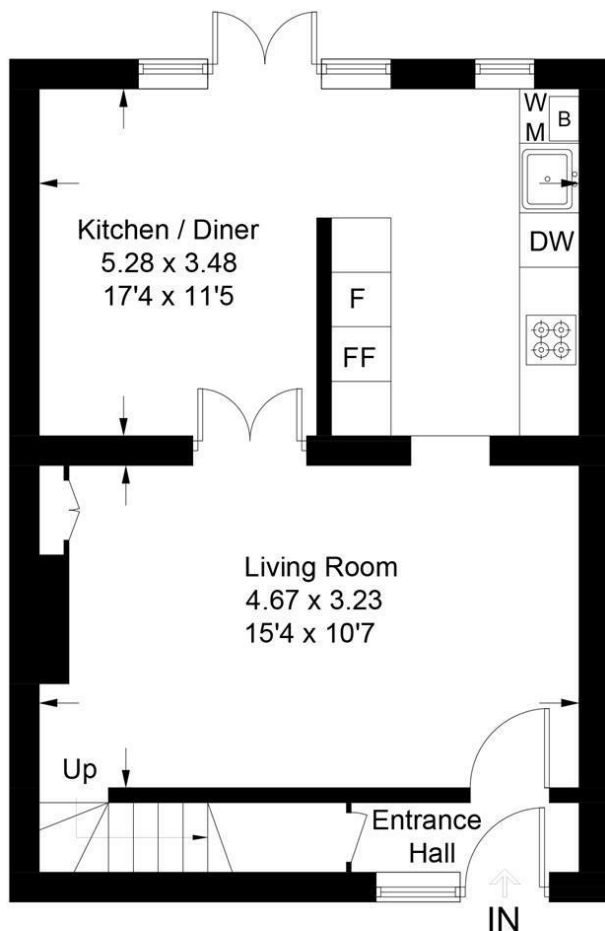
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). 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.







Approximate Gross Internal Area  
65.7 sq m / 707 sq ft

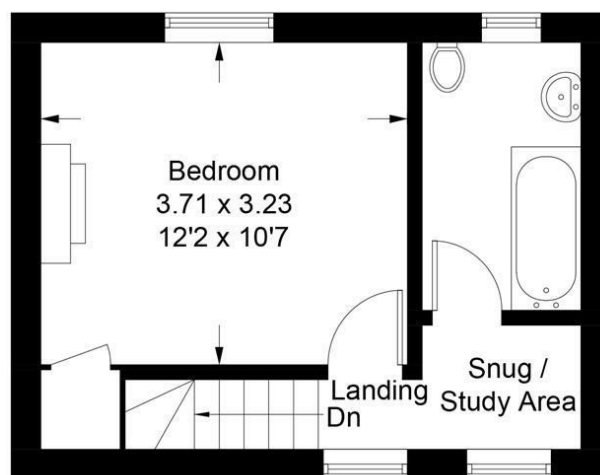


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID668927)

**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		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		