



Coachmans The Coach House, Station Road, Totnes,
Devon TQ9 5HW

A two bedroom apartment in the heart of Totnes with parking for one car. Unfurnished. Pet by negotiation. EPC Band C. Tenant fees apply.

A38 6 miles | Newton Abbot 9 miles, | Exeter 28.6 miles

• Two Bedroom Apartment • Positioned In The Town Centre • Open Plan Living Area • Gas Central Heating • Double Glazing • Parking For One Car • Council Tax Band: B • Deposit: £1,096.00 • 12 Months Plus • Tenant fees apply

£950 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, 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

OPEN PLAN LIVING ROOM / KITCHEN / DINER: (26'4" x 18'7"): A large open plan living room / kitchen / diner with Velux windows to the front and rear. The kitchen area comprises wooden fronted base and wall units, an integrated oven with electric hob and extractor fan over, stainless steel sink with drainer and mixer tap, dishwasher and a washing machine. **BEDROOM ONE** (18'9" x 10'3"): Large space with a window to the side and a radiator. **BEDROOM TWO** (9'1" x 8'2"): A small double or good single bedroom or study. Window to the front aspect. Radiator. **BATHROOM** (7'1" x 5'6"): Comprising of a white suite with a panelled bath with shower over, pedestal wash hand basin and low level WC. Window to rear aspect and a radiator.

OUTSIDE

There is no outside space however, there is parking for one car to the front. Car parks nearby for additional visitors.

SERVICES

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

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20Mbps.

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

Council Tax Band: B

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £950.00 pcm exclusive of all charges. Pets might be considered. Where pet is considered the rent will be £980.00pcm. DEPOSIT: £1,096.00 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.



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		
(92-100) A		
(81-91) B		
(69-80) C	73	73
(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		