



**STAGS**

27 Whiteley Avenue, Totnes, Devon TQ9 5FQ

A beautifully presented 2 bedroom semi-detached home with a private garden, in the sought after area of Follaton. Sorry no pets. EPC Rating Band: C. Tenant Fees Apply.

Totnes Town 1.3 Miles | A38 7 miles | Newton Abbot 9.8 miles

• Popular Location • Newly Refurbished • Sitting/Dining Room With Wood Burning Stove • 2 Double Bedrooms • Private Rear Garden • Council Tax Cand: C • 12 Months Plus • Sorry No Pets • Deposit: £1,269.00 • Tenant Fees Apply

**£1,100 Per Calendar Month**

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



## SITUATION

Located in a level area of Follaton, just on the outskirts of Totnes, this property is set back from the road and enjoys easy access to the local shop and is within walking distance to the bus stop providing transport to Totnes town centre and other connections. Totnes is a bustling market town full of interest and with a range of independent shops and recreational facilities. There is a mainline railway station which connects to the South West and London Paddington. The A38 Devon expressway is approximately 6 miles away.

## ACCOMMODATION

The property is accessed by steps which pass a landscaped front garden to a composite, partially glazed front door leading to:-

## ENTRANCE PORCH

With entrance matting flooring, a hanging area and an electricity consumer unit. Doors open to:-

## KITCHEN

12'9" x 9'0"

A fitted kitchen with a breakfast bar, an electric oven and 4 point electric hob. Sink with mixer tap. Selection of wall and floor cupboards with an integrated fridge and freezer and plumbing for a washing machine. Window to front. A door leads to:-

## SITTING/DINING ROOM

16'4" x 12'10"

Newly laid carpeted flooring with a wood burning stove, an electric radiator and a window and door which provides views over and access into the rear garden.

## STAIRS AND LANDING

The staircase is accessible from the kitchen and carpeted, rising to the first floor. Carpeted landing with an airing cupboard and an electric radiator. Doors leading to:-

## BEDROOM 1

12'9" x 10'10"

Double bedroom with newly laid carpeted flooring, a built in cupboard and a window to front. Radiator.

## BATHROOM

Partially tiled suite with a shower over bath, WC and a wash hand basin. Window to the side.

## BEDROOM 2

12'9" x 8'8"

Double bedroom with newly laid carpeted flooring, a radiator and a window to the rear providing idyllic views over surrounding fields.

## OUTSIDE

The property benefits from a small front garden with a gravelled area and rockery with a side gate to the rear. The spacious rear garden is mainly laid to lawn with a raised flower bed to the rear, a patio and wood store.

## SERVICES

Electric, water, drainage - Mains connected. Heating - Electric heating. Ofcom predicted broadband services - Ultrafast: Download 10000 Mbps, Upload 10000 Mbps. Ofcom predicted limited mobile coverage for voice and data: Three and O2. 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.

## DIRECTIONS

From the Totnes office, proceed towards the Morrison's roundabout. Go straight over and continue to the traffic lights. Turn left signposted Kingsbridge/Plymouth. Continue along this road to the next set of traffic lights and turn right onto Plymouth Road. Continue along this road, taking the 6th turning on the right into Punchards Down. Take the 3rd right hand turning into Whiteley Avenue and number 27 is situated on left hand side of the square green almost opposite the local shop.

## LETTING

The property is available to let on an assured shorthold tenancy. RENT: £1,100.00 pcm exclusive of all charges. DEPOSIT: £1,269.00 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).

## 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.

## RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk).



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.



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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		87
(81-91) B		
(69-80) C	69	
(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		