



73 Whitelake Place, West Golds Way, Newton Abbot, Devon TQ12 2FD

A 1 bedroom second floor apartment, situated within close proximity to Newton Abbot town centre and the hospital. The property benefits from secure underground parking, lift access, 1 double bedroom, a modern bathroom, a well proportioned lounge/diner/kitchen and 2 balconies. EPC Band: D. Pet by negotiation. Tenant fees apply.

A38 2.5 miles | Torquay 7 miles | Exeter 19 miles

• One Double Bedroom Apartment • Underground Secure Parking • Stunning Views Over A Nature Reserve At the Rear • Balcony Enjoying Stunning Views • Lift Facilities • 12 Months Plus • Council Tax Band: A • Pet By Negotiation • Deposit: £917.00 • Tenant Fees Apply

£795 Per Calendar Month

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

SITUATION

The property is set in an excellent location of Newton Abbot, close to the hospital and within walking distance of the town. Newton Abbot is a bustling market town full of interest, with a range of shops and recreational facilities. There is a mainline railway station with direct links to London Paddington. Newton Abbot allows easy communication with the rest of the country, the A38 Devon expressway is approximately 2 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 motorway network beyond.

For outdoor enthusiasts, Newton Abbot is perfectly situated with access to pony trekking and walking opportunities on rugged Dartmoor, excellent beaches and boating facilities on the Teign Estuary and at the coast at Labrador Bay and several highly regarded golf courses at Stover, Teign Valley, Dainton Park and Bovey Castle.

DESCRIPTION

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ACCOMMODATION

There is a ramp leading up to the main entrance, which is secure with an entry phone system and electronic key into MAIN ENTRANCE HALL: letter boxes, stairs leading to first and second floor and a lift. SECOND FLOOR: a locked door to the hall provides access to multiple apartments this flat including Number 73, with entry phone system and electronic key. Door to the flat:

HALL: door to cupboard, housing the electric central heating boiler, supplying domestic hot water and heating. Two further storage cupboards. KITCHEN AREA: two windows overlooking the nature reserve behind and beyond to the Moors. Comprising of white fronted base and wall units, with space for a fridge/freezer, oven and washing machine. LIVING / DINER: a window overlooking the front of the building and double doors open onto the balcony which overlooks the Nature reserve. Ceiling light point, telephone point and TV point. BEDROOM: a good size double bedroom, with double doors that open onto a balcony overlooking the front of the property. BATHROOM: comprising of a white suite with a bath with shower over, WC and wash hand basin.

OUTSIDE

Two balconies with views over the nature reserve. There is underground secure parking and visitor parking with direct access to lift and stair facilities.

DIRECTIONS

From the B&Q roundabout proceed on the Jetty Marsh Road and at the next roundabout proceed straight across into West Golds Way. The apartment block can be located approximately 400 yards down on the right hand side.

SERVICES

Mains electric, water and drainage. Council Tax Band: A.

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

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

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £795.00 pcm exclusive of all charges. DEPOSIT: £917.00 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). 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.

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. Additional information is available on the official government website at 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		