



14 Priory Avenue, Totnes, Devon TQ9 5HR

A period semi-detached house, in a highly sought after residential road with off street parking for two cars, within level walking distance to Totnes town centre. EPC Band: D. Pet cat by negotiation. Tenants fees apply.

A38 5.8 Miles | Exeter 28 Miles | Torbay 6.8 Miles

• Period Property • 3 Double Bedrooms • Off Street Parking • Front & Rear Gardens • Pet Cat By Negotiation (Terms Apply) • Council Tax Band: D • 12 Months Plus • Deposit: £1,990.00 • Tenant Fees Apply

£1,725 Per Calendar Month

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

SITUATION

14 Priory Avenue is situated in a highly sought after residential road within level walking distance to Totnes town centre. The property is also conveniently positioned for good access to Totnes train station. Totnes is a bustling market town full of interest and with a range of independent shops and recreational facilities.

In the heart of the beautiful South Hams, close to Dartmoor and the coast, 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, supermarket, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, 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

A driveway with space for up to two cars opens to the front garden, which is mainly laid to lawn and bordered with mature shrubs and the front entrance, with front door leading to:-

ENTRANCE HALLWAY

A spacious entrance hallway with an understairs storage cupboard, a radiator and a window to the rear. Doors leading to:-

SITTING ROOM

With stripped wooden flooring, two radiators, a feature fireplace and a bay window to the front which provides an abundance of light into the room.

KITCHEN

Fitted kitchen with an electric oven and 4 gas point hob. Selection of wall and floor cupboards with space and plumbing for a dishwasher, washing machine and a refrigerator. Radiator. Windows and a door provide views over and access into to rear garden.

The kitchen leads to:-

DINING ROOM

A light and spacious room with laminate flooring, an open fire with a feature fire place and shelving to the side. Two radiators. Windows to the front overlook the driveway, while windows and a door provide access into the rear garden.

STAIRS AND LANDING

The staircase is carpeted rising to the first floor. Carpeted landing with doors leading to:-

BEDROOM 1

A double bedroom with carpeted flooring, a radiator and a bay window to front.

BATHROOM

A fitted suite with a bath with a shower over, W.C, wash hand basin, an airing cupboard and a radiator. Window to the side.

BEDROOM 2

A double bedroom with carpeted flooring, a feature fireplace, a built-in wardrobe and a radiator. Windows to the front and rear.

BEDROOM 3

A double bedroom with carpeted flooring, a radiator and a corner storage unit. Window to rear.

REAR GARDEN

The garden is laid mostly to lawn with a patio sitting area and a shed and a green house to the rear. A paved path provides access to the front of the property via a gate.

AGENT NOTE

Please note that the landlord is willing to remove any furniture before the start of the tenancy if

requested, but the piano will remain in the property and cannot be removed.

The curtains will be removed from the property before the start of the tenancy.

SERVICES

Electric, water, drainage, mains gas. Heating - Gas central heating.
Ofcom predicted broadband services - Ultrafast: Download 10000 Mbps, Upload 10000 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: D

LOCAL AUTHORITY

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

DIRECTIONS

If you are coming from Dartington, at the roundabout by the Morrison's petrol station, take the fourth exit onto Station Road and then take the second right hand turning onto Priory Avenue. The property can be found on the right hand side half way along.

What3words: digital.thrones.disgraced

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,725.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,750.00 DEPOSIT: £1,990.00, 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).

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

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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(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