



**STAGS**

## 5 Old Coach House Mews, Weston Road, Totnes, Devon TQ9 5GU

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A charming Grade II Listed, 3 bedroom cottage with an allocated parking space, located in a tucked away, sought after position in the town of Totnes. EPC Rating Band: D. Pet by negotiation. Tenant fees apply.

Newton Abbot: 8 miles | Plymouth: 24 miles | Exeter: 28 miles

• 3 Bedroom Cottage • Tucked Away Location • Outside Decked Area • Allocated Parking Space • Master Bedroom With Ensuite • Pets By Negotiation • Council Tax Band: C • 12 Months Plus • Deposit: £1,500.00 • Tenant Fees Apply

### £1,300 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 wide range of good local schools, a supermarket, interesting range of independent shops and galleries together with riverside walks, the Guildhall, 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.

## ACCESS

The property is accessed off of Weston Road, through the communal carpark, then there is a gateway which leads to a handful of properties. This cottage is at the end, with it's own gate for access.

## LIVING ROOM

Large living area, with part brick wall and coves and stone tiling throughout. Window to the front of the property.

## KITCHEN

Fully fitted kitchen, with wall and floor units, space and plumbing for a washing machine, dishwasher, oven, hob, extractor fan, fridge/freezer and space for a microwave.

## STAIRWELL

Stairwell ascending to the 1st floor.

## MASTER BEDROOM WITH ENSUITE

BEDROOM - Double bedroom, with a window to the front.

ENSUITE - WC, hand wash basin, heated towel rail and shower cubicle.

## FAMILY BATHROOM

Comprises of a shower cubicle, bath, WC, hand wash basin and heated towel rail.

## STAIRWELL

Stairwell ascending to the 2nd floor.

## BEDROOM 2

Double bedroom with low ceilings and 2 Velux windows to the front.

## BEDROOM 3

Double bedroom with low ceilings, storage cupboard and a Velux window to the front.

## OUTSIDE

GARDEN - Decked area to the front of the property, large enough for table and chairs. Fire escape stairs leading to the first floor.

PARKING - 1 allocated parking space.

## 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: C

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,300.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,350.00 pcm. DEPOSIT: £1,500.00 returnable at end of tenancy subject to any deductions. (The landlord registers the deposit with a secure deposit scheme called Mydeposits.com, which is administered in accordance with the 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](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) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	
(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		