



STAGS

Ground Floor Flat, The Merchant House 10 High Street,
Totnes, Devon TQ9 5RY

A characterful Grade II* listed, one bedroom ground floor apartment, located in the heart of Totnes. Sorry no pets. EPC: D. Tenant fees apply.

Kingsbridge 12.8 Miles | Paignton 6.5 Miles | Exeter 28 Miles

• Ground Floor Apartment • Furnished • Separate Kitchen • Central Totnes Location • 6 Months Plus • Sorry No Pets • Deposit: £807.00 • Tenant Fees Apply

£700 Per Calendar Month

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

SITUATION

Totnes town is a bustling market town 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, two supermarkets, an interesting range of galleries, together with riverside walks, the Guild Hall, churches and its very own Norman Castle. There is a mainline railway station with links to London Paddington and 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 apartment is accessed off the High Street, with a private courtyard leading to the communal entrance door.

COMMUNAL HALLWAY, STAIRS AND LANDING

The communal hallway is carpeted, with a door leading to the ground floor apartment:-

From the communal hallway, a staircase rises to the first floor.

LIVING ROOM

A spacious room with a large feature fireplace, original oak wall panelling, mosaic wooden flooring and two electric radiators. Windows to the side.

KITCHEN

A fitted kitchen with an electric oven and 4 point hob. Selection of floor cupboards, with space for a washer dryer and an on counter fridge freezer. Window to side.

BEDROOM

Carpeted double bedroom with three built in wardrobes and an airing cupboard. Radiator. Window to side.

SHOWER ROOM

A fitted suite with a shower, wash hand basin and a towel rail.

WC

With vinyl flooring a WC and shelf above.

SERVICES

Electric, water, drainage - Mains connected. Heating -Electric heating.

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

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

Council Tax Band: A

DIRECTIONS

note.bandaged.spring

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, furnished. RENT: £700.00 pcm exclusive of all charges. DEPOSIT: £807.00 Returnable at end of tenancy subject to any deductions (the deposit will be held with the landlords via an Insured Scheme with the Deposit Protection 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

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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-101) A		
(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		