



STAGS

3 Home Reach Avenue, Totnes, Devon TQ9 5FS

A beautifully presented three bedroom semi-detached townhouse, with a landscaped rear garden, an integral garage and off street parking. EPC Band: B. Sorry no pets. Tenant Fees Apply.

Torquay 9 miles | Kingsbridge 13 miles | Exeter 28 miles | Plymouth 23 miles

• A Beautifully Presented Three Bedroom Semi-Detached Property • Landscaped Rear Garden • Integral Garage • Two Allocated Parking Spaces • Sorry No Pets • Council tax Band: D • 12 Months Initial • Deposit: £1,615.00 • Tenant Fees Apply

£1,400 Per Calendar Month

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

SITUATION

Totnes is a bustling market town full of interest, 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, a supermarket, an interesting range of independent shops and galleries, together with riverside walks, the Guild Hall, 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.

ACCOMMODATION

The property is accessed via Home Reach Avenue, with a driveway offering off-street parking for up to two cars to the left and a small landscaped front garden which leads to a composite, partially glazed front door to:-

HALLWAY

Entrance hallway with carpeted flooring, an understairs storage cupboard and a radiator. Doors leading to:-

INTEGRAL GARAGE & UTILITY AREA

A single garage with an up and over garage door with a small storage cupboard to the rear. To the rear corner is a utility area, with a selection of floor cupboards, stainless steel sink with mixer tap and space for a washing machine and tumble dryer.

W.C

With vinyl flooring a W.C, a wash hand basin and a radiator.

STAIRS AND FIRST FLOOR LANDING

The staircase is carpeted, rising to the first floor. Landing with carpeted flooring. Doors leading to:-

W.C

With vinyl flooring a W.C, a wash hand basin and a radiator. Window to front

KITCHEN DINER

Fitted kitchen with an electric oven and 4 point gas hob. Selection of wall and floor cupboards with a sink and mixer tap, integrated dishwasher and a fridge freezer. Radiator. Ample space for a table and chairs. Window to the side. French doors allow access to the balcony which provides far reaching scenic views.

LIVING ROOM

A light and airy room with carpeted flooring and two radiators. Windows and French doors allow views over and access into the rear garden.

STAIRS AND SECOND FLOOR LANDING

The staircase is carpeted, rising to the second floor. Landing with carpeted flooring with an airing cupboard and a second storage cupboard. Doors leading to:-

BATHROOM

A fitted suite with vinyl flooring, a shower over bath, W.C, wash hand basin and a towel rail.

BEDROOM 1

Double bedroom with carpeted flooring, a radiator and a window to rear. A door leads to:-

EN-SUITE SHOWER ROOM

Comprising of a shower, towel rail, W.C and wash hand basin.

BEDROOM 2

Double bedroom with carpeted flooring and window to front Radiator.

BEDROOM 3

Single bedroom with carpeted flooring and window to rear Radiator.

REAR GARDEN

The south facing garden is laid mostly to lawn, with some raised flower beds, a raised patio area and a garden shed which is bordered with fencing. A gate allows access to the front driveway.

SERVICES

Mains electric, gas, water and drainage. Gas - Heating. Council Tax Band: D. Ofcom predicted broadband services - Superfast: Download 10000 Mbps, Upload 10000 Mbps. Ofcom predicted mobile coverage for voice and data: Limited - EE, Three, Vodafone and O2.

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 a initial 12 months, unfurnished. RENT: £1,400.00 pcm exclusive of all charges. DEPOSIT: £1,615.00, 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. 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		