



8 Waterside The Plains, Totnes, TQ9 5DW

A stylish waterside apartment with a private balcony, two parking spaces and outstanding views across the River Dart. EPC Band: C. Sorry no pets. Tenant fees apply.

A38: 6 Miles | Exeter: 28 Miles | Plymouth: 23 Miles

• Prime Central Totnes Location • River Dart Views From Private Balcony • Sitting/Dining Room With Vaulted Ceiling • Three Bedrooms Over Three Floors • Two Allocated Parking Spaces • Sorry No Pets • 12 Months Plus • Deposit: £1,442.00 • Council Tax Band: D • Tenant Fees Apply

£1,250 Per Calendar Month

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

SITUATION

Waterside occupies a superb position within the heart of Totnes, a historic market town renowned for its vibrant atmosphere, independent shops and thriving arts scene. Set directly on the banks of the River Dart, the property offers a front-row seat to the changing tides and river activity, while being only a short stroll from the High Street. Totnes provides an excellent range of facilities, including cafés, restaurants, supermarkets and a mainline railway station with a direct service to London Paddington. The South Devon coastline, Dartmoor National Park and the A38 Devon Expressway are all easily accessible.

DESCRIPTION

With a coveted waterside setting and far-reaching views, 8 Waterside combines the convenience of central town living with the tranquillity of a riverside retreat. The apartment is arranged over three floors, with light-filled interiors, a stylish private balcony overlooking the River Dart and offering three bedrooms, a modern kitchen, generous sitting room and allocated parking.

ACCOMMODATION

The front door opens to an entrance hall with fitted storage and doors leading to two bedrooms. The principal ground floor bedroom is a generous double with built-in storage, while the second bedroom is well-suited for guests, or as a study. A recently fitted family bathroom completes this level.

Stairs rise to the first floor, where the living accommodation centres around a bright sitting/dining room with a vaulted ceiling and sliding glazed doors opening onto the covered balcony. This space enjoys superb views down the river, providing an ever-changing outlook. The adjacent kitchen has been recently fitted with a smart range of units and integrated appliances. Also on this floor is a cloakroom.

A spiral staircase leads to the second floor, where the galleried bedroom is located. This spacious room benefits from excellent head height, two Velux windows and ample room for additional furnishings.

OUTSIDE

The property benefits from two allocated parking spaces situated on the slipway immediately outside the building.

From the sitting room, sliding doors open to a private covered balcony, an ideal vantage point from which to enjoy the ever-changing outlook across the River Dart.

SERVICES

Mains gas, electric, water and drainage. Heating - gas central heating. Ofcom predicted broadband services - Ultrafast: Download 900 Mbps, Upload 900 Mbps. Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone. Council Tax Band: D

DIRECTIONS

From Stags' Totnes office, walk along Coronation Road and cross at the roundabout towards the Waterside Bistro. The entrance to the apartments can be found on the left at the end of that stretch of buildings.

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. RENT: £1,250.00 pcm exclusive of all charges. DEPOSIT: £1,442.00 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		
(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		