



STAGS

31 The Lamb, Totnes, Devon TQ9 5SE

Ideally located for access to the Totnes High Street, is this top floor duplex apartment offering 1 double bedroom with en-suite shower room, open plan living space with tall ceilings and utility room, separate WC and balcony with views towards the Moors. EPC Band C. Sorry no pets. Tenant fees apply.

Exeter 26 miles | Plymouth 19 miles | Newton Abbot 7 miles

• One Bedroom Duplex Apartment • Spacious Accommodation Over 2 Floors • Balcony With Views Of The Moor • Top Floor Apartment • Separate WC • Sorry No Pets • 12 Months Plus • Deposit: £980.00 • Council Tax Band: B • Tenant Fees Apply

£850 Per Calendar Month

01803 866130 | 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 hospital, a wide range of good local schools, a supermarket, 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.

DESCRIPTION

Ideally located for access to the Totnes High Street, is this top floor duplex apartment offering 1 double bedroom with en suite shower room, open plan living space with tall ceilings and utility room, separate WC and balcony with views towards the Moors. Unfurnished. EPC Band C. Sorry no pets. Tenant fees apply.

ACCOMMODATION

Access via the ground floor into the Communal stairway/entrance hall. Stairs rise to the first floor landing with a door to number 31.

HALL: Spacious hallway with stairs rising to the first floor landing, door to WC and a door to the open plan living space. Wooden flooring.

OPEN PLAN LIVING ROOM/KITCHEN/DINER:

KITCHEN AREA: Spotlights. Extractor fan. Wooden flooring. A range of base and wall units with a roll top work surface. Integrated fridge and freezer. Integrated electric oven with gas hob. Steel splash back. Inset 1.5 bowl sink with drainer board. Double glazed window to front.

DINING AREA: Space for a dining table and 4 chairs. Radiator. Wooden flooring.

LIVING ROOM AREA: 2 Storey double glazed window to side with an open outlook. High ceiling with pendant lights. Wooden flooring.

UTILITY ROOM: Matching base and wall units with integrated washing machine and dishwasher. Window to the front.

WC: Ceramic tile flooring. Pedestal wash hand basin. WC. Spotlights. Extractor fan. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING: Double glazed door opening out onto the balcony.

BEDROOM: A large room with a window to the front with an outlook to The Castle and beyond. Storage cupboard housing the boiler and lots of wall space for wardrobes.

ENSUITE: A good space with double shower. Pedestal wash hand basin. WC. Spotlights. Extractor fan. Radiator.

OUTSIDE

BALCONY: Accessed from the first floor landing and benefits from open views of The Castle, St Marys Church and beyond to the Moors

DIRECTIONS

On leaving the Totnes office proceed towards the Plains, continue over the roundabout. Passing

the Job Centre on the right hand side, travel into St Katherine's Way. Proceed along to the town houses and turn right, take the next left and then left again then right travelling up between the two blocks of apartments. Just prior to the left hand turn to Leechwell Street, the secure entry door will be located on the left up some steps.

SERVICES

Mains electric, gas, water and drainage.

Ofcom predicted broadband services - Ultrafast: Download 10000 Mbps, Upload 10000 Mbps.

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

Council Tax Band: B

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, Unfurnished.

RENT: £800.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £980.00, 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.

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.

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).

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.



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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. Purchasers 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.