



5 The Malthouse, New Walk, Totnes, Devon TQ9 5YY

A beautifully presented 2 bedroom ground floor apartment in the sought after Malthouse development. Pet by negotiation. EPC Rating Band: E. Tenant Fees Apply.

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

• Two Bedroom Apartment • Ground Floor • Level Walk into Town • Sought After Location • Modern Shower Room • Available Now • Council Tax Band: • Deposit: £1,096.00 • Pet By Negotiation • Tenant Fees Apply

£950 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, an interesting range of independent shops and galleries together with riverside walks, the Guild Hall, a 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

A communal courtyard leads to the entrance, with front door leading to:-

HALLWAY

Carpeted with a radiator, airing cupboard and window overlooking the courtyard. Doors leading to:-

RECEPTION ROOM

Carpeted with an ornamental electric fire. Radiator. Window to the front.

KITCHEN

Fitted kitchen with an electric oven and 4 point hob. Selection of wall and floor cupboards with a stainless steel sink and mixer tap, fridge freezer and space for a washing machine. Windows overlooking the courtyard.

BEDROOM 1

Carpeted double bedroom with a radiator, built in wardrobe and window to the front.

BEDROOM 2

Carpeted single bedroom with a radiator and window to the front.

SHOWER ROOM

A stylish shower room comprising an enclosed shower, wash hand basin and WC. Window and heated towel rail.

SERVICES

Mains electric, water and drainage. Heating - electric heating.

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

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

Council Tax Band: C

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £950.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £975.00. DEPOSIT: £1,096.00 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

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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(35-47) F		
(21-34) G		
Not energy efficient - higher running costs		
	52	64
England & Wales		EU Directive 2002/91/EC