



STAGS

Hillbrook 8 Hillbrook Road, Totnes, Devon TQ9 5AT

A charming 3 bedroom period property with a single garage and off-road parking. Modern kitchen breakfast room, front and rear gardens. Pets by Negotiation. EPC Band C. Tenant Fees Apply.

A38 6 miles | Plymouth 22 miles | Exeter 28 miles

• 3 Bedroom House • Garage & Parking • Modern Decor • Front & Rear Gardens • Pets by Negotiation • 12 Months Plus • Council Tax Band: C • Deposit: £1,609.00 • Available Unfurnished • Tenant Fees Apply

£1,350 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

GROUND FLOOR

ENTRANCE PORCH: Access to the front front of the property. Windows to three sides and door to;

HALL: Stairs rising to the first floor landing, door to downstairs WC, door to sitting room and opening into the kitchen dining room.

W.C: Low level W.C and wash hand basin.

SITTING ROOM: Bay window overlooking the front garden and feature fireplace.

KITCHEN DINING ROOM: A bright room with outlook over the rear garden and beyond to Totnes town. Double doors opening out to the garden and a further window. Modern kitchen units with oven, sink with drainer and built in utility cupboard to the other wall.

FIRST FLOOR

BEDROOM 1: A double bedroom situated to the rear of the property with an outlook over the rear garden and beyond to Totnes town.

BEDROOM 2: A double bedroom with an outlook over the front of the property, with a bay window.

BEDROOM 3: A single bedroom with an outlook over the front of the property.

BATHROOM: Comprising of a modern suite with panelled bath with shower over, wash hand basin and W.C.

OUTSIDE

FRONT GARDEN: To the front there is a small garden mainly laid to lawn, with a pathway leading to the front porch.

REAR GARDEN: There is a large raised decked area which can be accessed from the Kitchen Dining Room, perfect for a table and chairs in addition to a level lawn area. Westerly facing.

GARAGE & PARKING: Almost opposite the property is a single garage with a parking space in front of it. Numbered number 8.

AGENT NOTE

A neighbouring property has lodged an application to extend their property. Depending on confirmation of application works may occur during the tenancy.

SERVICES

Mains electric, gas, water and drainage. Gas - Heating. Council Tax Band: C.

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

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

DIRECTIONS

From our Stags Totnes office, proceed towards the roundabout with the Royal Seven Stars Hotel on the right hand side turning left over the Old Bridge. Take the 2nd turning on your right at Bridgetown Stores following the road up to and left to Woodbrook Road. Take the 2nd right into Hillbrook Road and Number 8 will be found up on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available December. RENT: £1,350.00 pcm exclusive of all charges. DEPOSIT: £1,557.00 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). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		88
(81-91) B		
(69-80) C	70	
(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		