



## 33 LISTER WAY TOTNES

£925 Per

A deceptively spacious 2 bed unfurnished terraced house in a small development in the centre of the village. The accommodation briefly comprises: Sitting Room, Newly fitted Kitchen/Dining Room, Downstairs cloakroom, 2 Double Bedrooms, recently fitted bathroom with shower over, gardens front and rear and allocated parking. Available for a long let. EPC C.



## Full Description

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Porch with front door opening to sitting room, stairs rising to first floor. Window to front. Laminate flooring. Door to inner lobby with door to spacious under stairs cupboard, door to cloakroom with WC, vanity wash hand basin and heated towel rail. Well presented recently fitted kitchen with a selection of wall and floor based units, granite effect worksurface and tiled splashback. Window and door to rear garden. Electric oven, hob with extractor hood over. Space for washing machine and freestanding fridge freezer. The dining area has ample space for a family size dining table and chairs.

On the first floor are two similar sized double bedrooms with built in wardrobes. Bedroom 1 overlooking the rear with additional cupboard housing the hot water tank and immersion heater. Bedroom 2 overlooking the front with additional built in over stair cupboard.

Bathroom comprises shower bath and shower over, vanity wash hand basin. WC and heated towel rail.

The gardens to the front and rear are mostly laid to lawn and low maintenance, pathway to rear access gate where the parking area can be found.

Services - Mains water, drainage and electric with electric heating. Council Tax Band B.

Local Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

EPC- Band C

Letting- The property is available to rent on an Assured Shorthold tenancy. All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required.

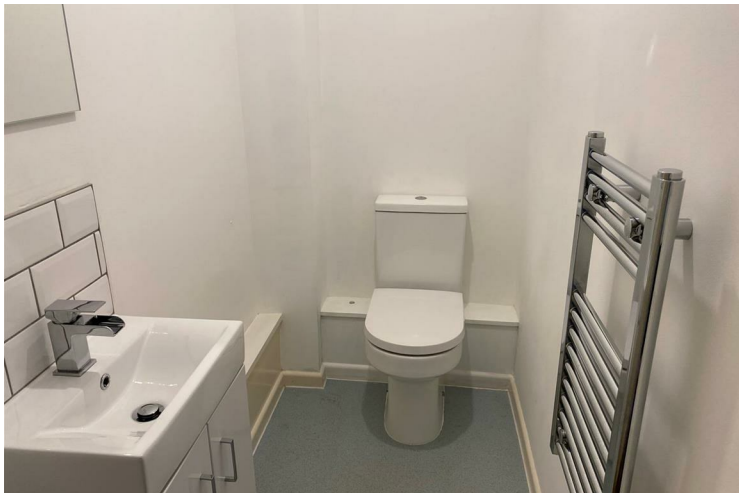
Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

Tenant Protection - Charles Head Estate Agents are a member of The Property Redress Scheme, Propertymark Client Money Protection Scheme and The Property Ombudsman.


**IMPORTANT NOTICE:** We would like to inform prospective



renters that these rental particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**EPC Rating: C      Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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