



**stags.co.uk**

Residential Lettings



Flat 5 Berkeley Towers, The Barnhay  
Stoke Gabriel, Totnes, TQ9 6RZ

2 bedroom first floor apartment with garage in popular South Hams Village

• Popular village location • Garage • 2 bedrooms • Roof terrace • Bathroom & en-suite shower • Sitting room • Kitchen • Tenant fees apply • •

**£700 per calendar month**

**01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)**

Cornwall | Devon | Somerset | Dorset | London

## ACCOMMODATION

First floor 2 bedroom apartment with garage in popular South Hams Village. Hall, kitchen, sitting room, 2 bedroom, bathroom, en-suite shower, large balcony. Garage. EPC Band E.

## HALL

Cupboard, radiator

## SITTING ROOM

Doors to balcony with view of the Mill Pond, radiator

## KITCHEN

Wall and base units, gas hob, electric oven.

## BEDROOM 1

Double front aspect room, built in wardrobes, radiator.

## EN-SUITE SHOWER ROOM

Thermostatic shower in cubicle, basin, WC

## BEDROOM 2

Double side aspect room, radiator

## BATHROOM

Bath, basin, WC, radiator

## OUTSIDE

The property benefits from a garage and a balcony with views over to the Mill Pond.

## SITUATION

The apartment is situated in Stoke Gabriel, an attractive and highly desirable village set in a cleft of one the River Dart's

banks with children's sporting activities and pre- and primary school. This friendly village with its winding, narrow roads has a church, two pubs and three shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car. Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington. The busy medieval town of Totnes, geographically built at the highest navigable point upon the River Dart, rapidly grew into the gateway to the South Hams, which is renowned for its pretty beaches and countryside. The town also gives easy access to magnificent Dartmoor. Today Totnes is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

## SERVICES

Mains gas, electricity and water. Council Tax Band C South Hams District Council 01803 861234.

## DIRECTIONS

From Totnes take the A385 Paignton/Torbay road. After approximately 1 mile take the right hand turning by the garage, signposted Stoke Gabriel. Follow this road down through the village of Aish and then take the right turn at Lembury Cross into Aish Road. At the end of Aish Road and opposite Long Rydon, turn right, signposted village centre. Continue on this road past Maddicks Orchard and you are now on New Road which becomes School Hill. Follow the road along and pass the school on your left. Take the right hand turning signposted to the river and turn immediately left



into The Barnhay. Berkeley Towers will be found a short way along on the left.

### LETTING

The property is available to rent on an Assured Shorthold Tenancy. Rent £700.00 per calendar month exclusive of charges for all utilities, council tax and telephone. Deposit £800.00 Refundable at the end of the tenancy less any agreed 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. Usual references required. Viewings strictly through the Agents.

### TENANT FEES

When applying to rent a property through Stags there will be a tenants administration fee of £200 plus VAT to cover all single and joint applications. For any additional tenants or guarantors there will be a further fee of £50 plus VAT. The Stags Tenants Administration Fee is an all inclusive fee to cover the costs in taking up of references (to include a credit check), tenants contribution towards the drawing up of tenancy agreement, notification of service utilities, and if compiled schedule of condition/inventory and associated check in. There are no additional administration, check in fees or charges payable by tenants as a consequence of applying or taking up a tenancy through Stags. Further details and information are attached to the Stags Tenancy Application Form and for further clarification before arranging a viewing please contact the lettings office dealing with the property.

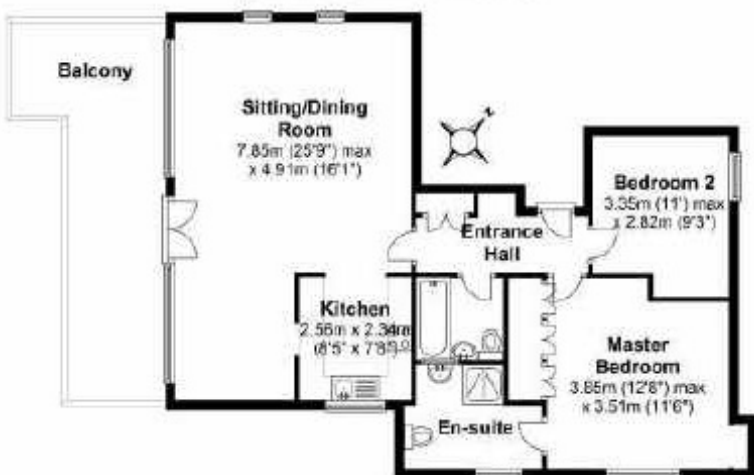






### 5 Berkeley Towers, Stoke Gabriel

Approx. 78.3 sq. metres (842.4 sq. feet)



Total area: approx. 78.3 sq. metres (842.4 sq. feet)



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

Tel: 01803 866130

Email: rentals.totnes@stags.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		54	76
		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied on for any purpose

stags.co.uk