



1B Mill Lane, Totnes, Devon TQ9 5DE

A refurbished 2 bedroom 2nd floor apartment in the centre of Totnes.

A38 6 miles Exeter 28 miles Plymouth 23 miles

• Central location • Refurbished • 2 bedrooms • Large living/kitchen/dining • Bathroom • Separate WC • Secure gated entrance • Tenant fees apply • Available from approximately 30th April 2020

£825 Per Calendar Month

01803 866130 | rentals.totnes@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

A refurbished 2 bedroom, 2nd floor apartment in the centre of Totnes. Open plan living/kitchen/dining, 2 bedrooms, bathroom, separate WC. Tenant fees apply.

ACCOMMODATION

This delightful apartment forms part of a listed building in the centre of the historic town of Totnes and is approached via a secure gate leading to a communal front door with entryphone. Carpeted stairs lead to the apartment. COMMUNAL ENTRANCE HALL. HALL. OPEN PLAN LIVING AREA: Spacious area with laminate floor. Radiator. Hardwood double glazed windows. KITCHEN AREA: Wall and base units, fitted worktops, stainless steel sink. Gas hob, electric cooker, integrated fridge and freezer, condensing washer dryer and waste disposal. BEDROOM 1: Double room, side aspect, cupboard containing combination gas central heating boiler and radiator. BEDROOM 2: Double room, side aspect, built in shelving and radiator. BATHROOM: Modern suite with "shower bath" and drench shower over, basin, heated towel rail. WC: WC and basin.

SERVICES

Mains gas, electricity, water and drainage. Council tax band 'B' through South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS

With the Stags office on your left walk down to the pedestrian crossing. Immediately after you cross the road continue down the lane that leads to Fore St and pass the fish and chip shop on your right. The gate for 1B will be found on the right, immediately after the fish and chip shop and the communal front door will be found at the end of a short flagstone path.

LETTING

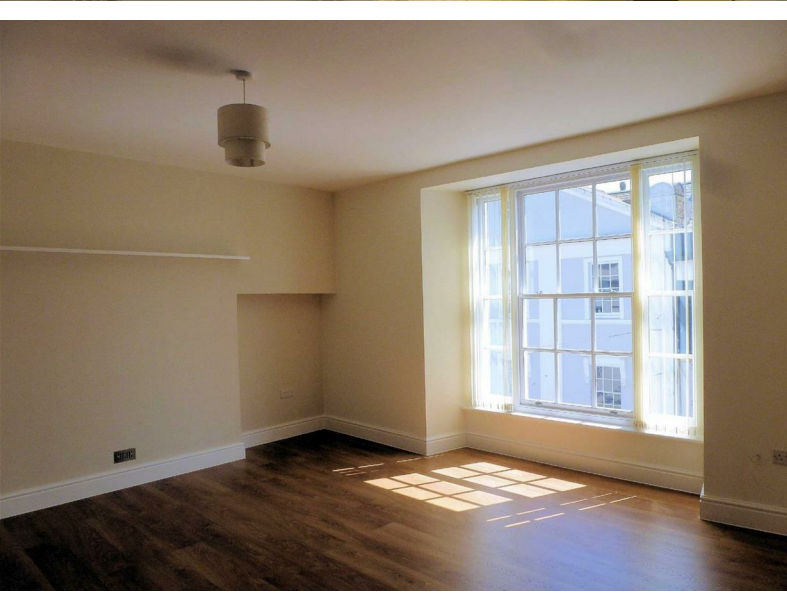
The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and available from approximately 30th April. RENT: £825.00 pcm exclusive of all charges. Children/pets are not considered. DEPOSIT: £951.00 Returnable at end of tenancy subject to any deductions (all deposits 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.

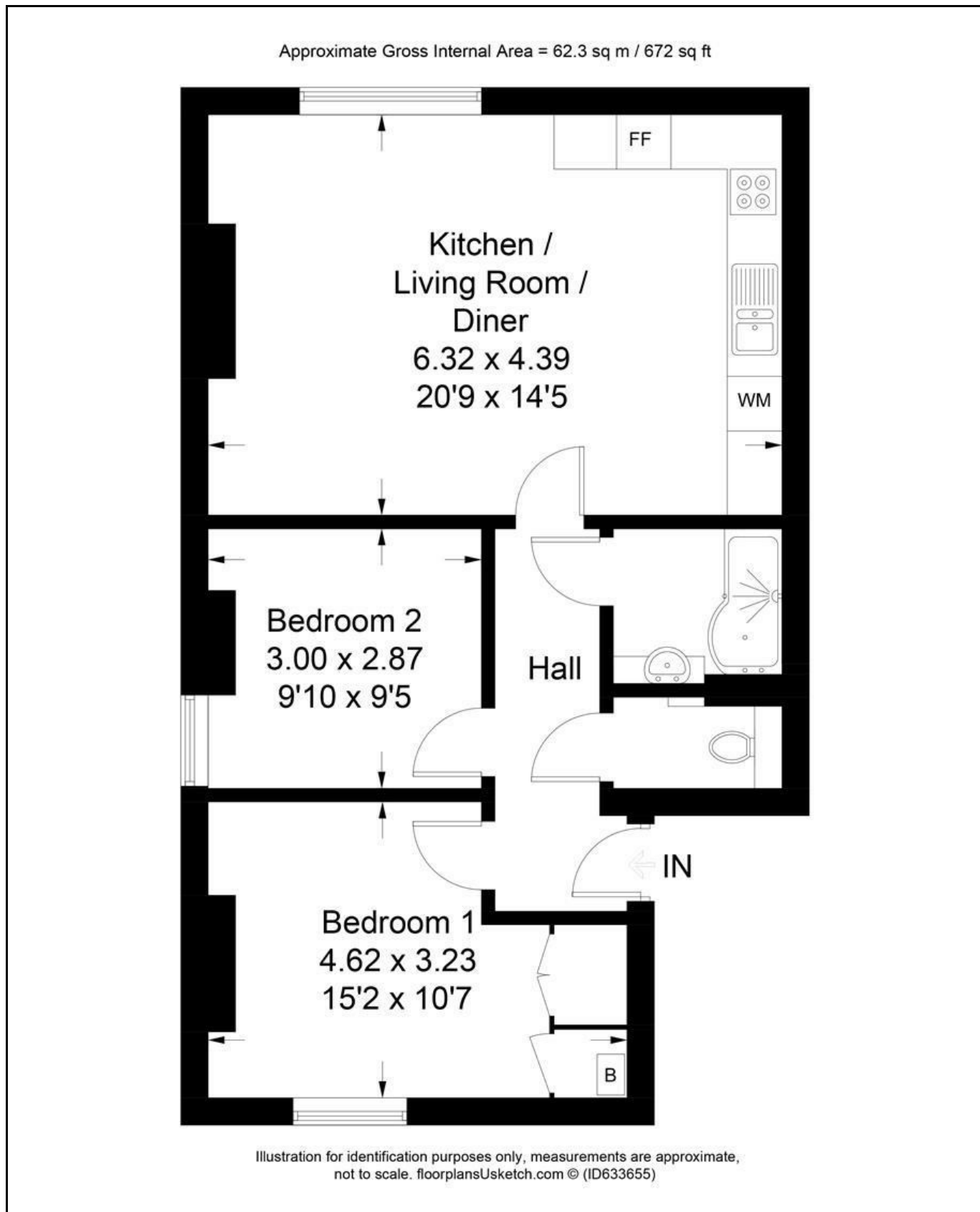
HOLDING DEPOSIT & TENANT FEES

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.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) A			
81-91) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	79
EU Directive 2002/91/EC			