



5 Bridge Court, Totnes, Devon TQ9 5DB

First floor 2 bedroom apartment on a prestigious town centre development in Totnes.

A38 6 Miles Torquay 9 Miles Exeter 27 Miles

- Living / kitchen / dining room
- 2 Double bedrooms
- 2 Bathrooms
- Close to the town and train station
- Underfloor heating system
- Allocated parking space
- Available October
- Tenant fees apply

£895 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

AGENT NOTE

Please note these details are showing Flat 6 Bridge Court which is a mirror image of number 5.

DESCRIPTION

First floor 2 bedroom apartment on a prestigious town centre development, in Totnes. Sitting room/ kitchen/ diner, two double bedrooms (master en-suite), modern bathroom, underfloor heating & an allocated parking space.

PLEASE NOTE THESE DETAILS ARE OF NUMBER 6 BRIDGE COURT WHICH IS A MIRROR IMAGE.

ACCOMMODATION

Staircase to first floor hall. Panel door. PRIVATE INNER ENTRANCE HALL: Entry-phone handset. Overhead trip switches and smoke detector as well as the fire alarm censor. LED down lighters. Engineered oak flooring with panelled doors leading off to all rooms. LIVING/DINING ROOM/KITCHEN (16'9" x 10'1" plus 11'4" x 9'4" / 5.11m x 3.07m plus 3.45m x 2.84m): An L-shaped, open plan room. LIVING/DINING AREA: LED down lighters and engineered oak flooring, UPVC double glazed window to the front and uPVC double glazing double doors opening to the Juliette balcony. KITCHEN: Fitting with a range of high quality floor/wall cupboards, drawers and polished granite work surfaces having inset stainless steel bowl with a contemporary mixer tap and grooved drainer. Integral refrigerator, freezer, dishwasher and washing machine. Provision for a cooker. LED down lighters and floor space lighting. Carbon monoxide and smoke detectors. Glass up-stands/splash backs. BEDROOM 1 (11'3" x 9'6" / 3.43m x 2.90m): LED down lighters, engineered oak flooring and uPVC double glazed window at the rear. Panel door. ENSUITE SHOWER ROOM/W.C.: Fitted with a stylish suite comprising recessed shower cubicle having a mains fed Mira shower, glazed door access and a fully tiled surround. Hand basin with cupboard beneath, contemporary mixer tap, mirror and tiled splash back. Dual flush W.C, LED down lighters. BEDROOM 2 (11'4" x 9'5" / 3.45m x 2.87m): Led down lighters and uPVC double glazing window to the rear elevation. BATHROOM: Equipped with a white contemporary suite of panelled suite of panelled Mira bath, vanity basin with cupboard beneath and shaver socket. Dual flush W.C, LED down lighters and lit mirror incorporating a digital cloak.

OUTSIDE

1 Allocated parking space.

Note: Building works are due to start locally which might cause some disruption during the tenancy.

SERVICES

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

SITUATION

The apartment forms part of a converted warehouse development with good access to the railway station and town centre.

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, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station to London Paddington. Totnes allows easy communications 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.

DIRECTIONS

From the Morrisons roundabout take the road towards Dartington. Drive past China Blue and turn left on to Castle Street. Continue down this road and Bridge Court will be found on the right hand side.

LETTING

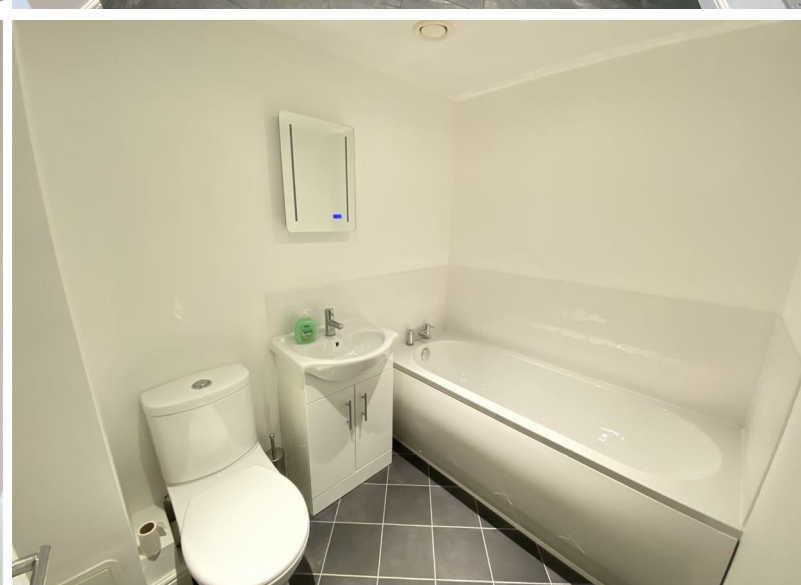
The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available from mid October. RENT: £895.00 pcm exclusive of all charges. Children considered. SORRY NO PETS. DEPOSIT: £1032.00 Returnable at end of tenancy subject to any deductions (all deposits for a 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.





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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus) A		
(81-91) B			
(69-80) C		73	76
(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	