



4 Bridgetown, Totnes, Devon TQ9 5AB

- 2 Bedrooms • Dining Room • Lounge with open fire • Close to the town • Garage • Deposit £1096.00 • Tenant fees apply

£950 Per Calendar Month

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

SITUATION

This flat is situated in Bridge with good access to the railway station and town centre.

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, 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.

ACCOMMODATION

The main door from the pavement leads in to the stairs and then on to the bedrooms and living area. Four steps leads down to the dining area and then through to the bathroom and kitchen. The kitchen has an electric cooker and space for a washing machine and fridge freezer.

This property has been decorated throughout and had no flooring coverings.

Kitchen 4.616 x 2.498
Bathroom 3.122 x 2.154
Dining Room 4.137 x 4.023
Lounge 4.663 x 3.964 with open fire
Bedroom 1 5.349 x 2.906
Bedroom 2 2.710 x 2.619 with wardrobe rail and recess

SERVICES

Mains gas, electric, water and drainage.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

VIEWING

Through the agents Stags, 26 Fore Street, Totnes, Devon, TQ9 5AB 01803 865116

LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £950.00 pcm exclusive of all charges. DEPOSIT: £1,096.00 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 and set off against the first month's rent and deposit.

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.

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.

EPC

Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/1812-7920-2049-0846-2226>



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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rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	56	71
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	