



STAGS

3B North Street, Totnes, Devon, TQ9 5NZ

Conveniently located in the town centre this lower floor flat also features a courtyard garden

• COMMUNAL ENTRANCE HALL • INNER ENTRANCE AREA • KITCHEN • LIVING ROOM & BEDROOM • WET ROOM/W.C • ENCLOSED COURTYARD GARDEN • EPC RATING E •

£475 Per calendar month

EPC Band E

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

SITUATION & DESCRIPTION

North Street is positioned just behind the main shopping street in Totnes where there is a wide range of individual shopping outlets, eating venues/public houses and recreational/cultural facilities. There is also a railway station sited on the main line that links Penzance with London Paddington. To the west, flanking Dartmoor National Park, is the A38 Devon Expressway for travelling to Plymouth, Exeter and beyond via the M5 Motorway. Exeter has an international airport whilst Plymouth boasts a ferry port providing services to Santander in Spain and Roscoff in France. In the opposite direction, to the east, are the attractive resort towns of Torbay and to the south the beautiful South Hams countryside and coastline

As well as having the benefit of being close to all of the local amenities, the flat also features an enclosed courtyard garden to the rear. It is suitable for one older person or a couple and is available from the middle May 2018.

COMMUNAL ENTRANCE HALL

Further panelled door with overhead fan-light to:-

INNER ENTRANCE AREA

Coat hanging space. Nine steps lead down to the:-

LIVING ROOM/BEDROOM

Plus the depth of the alcoves. Ornate antique former range and flagstone hearth. Built-in storage cupboard to one corner

housing the overhead electricity trip switches. Laminate flooring, inset ceiling downlighters and window overlooking the rear courtyard garden. Economy 7 night storage heater.

KITCHEN

An L shaped room and additional door recess area. Fitted base unit, cupboard and drawers with a laminate work surface above and an inset stainless steel bowl having a contemporary mixer tap. Two ring electric hob, space for a refrigerator and plumbing for a washing machine. Partly tiled walls and tiled floor. Economy 7 night storage heater. Window to one side and part glazed panelled door to outside. Panelled doors lead of to the wet room/w.c

WET ROOM/W.C.

Fitted Mira Sport electronic shower unit, wall mounted basin and close coupled w.c. Fully tiled walls and floor. Extractor fan.

OUTSIDE

At the rear of the flat is an enclosed gravelled and stone paved courtyard partly covered by a verandah canopy.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

From our offices on Fore Street walk up hill under the Eastgate Arch onto High Street.



Immediately after St Marys Church take the right hand cobbled pathway. Continue around a left hand bend towards North Street car park and the entrance to 3B will be found on the right hand side.

LETTINGS

The property is available to rent on an Assured Shorthold Tenancy. RENT £475.00 per calendar month exclusive of all utilities, council tax and telephone. DEPOSIT £575.00 (higher if pet accepted) 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 by appointment with Stags as Landlords Agents on 01803 866130.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216.00 (£180.00 plus VAT) for the first applicant plus £180.00 (£150.00 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability, as well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/

inventories if compiled. For full details of all Tenant Fees please contact us on 01803 866130.





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

01803 866130

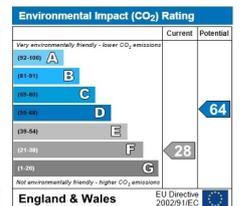
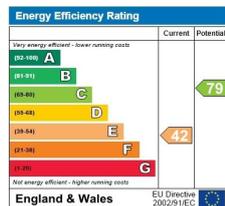
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