

**REDUCED FEES. A DELIGHTFUL SPACIOUS THREE BEDROOM CHARACTER COTTAGE SITUATED IN THE HEART OF TOTNES. BENEFITTING FROM TWO BATHROOMS AND RURAL VIEWS. AVAILABLE MID MAY. EPC RATING D. FEES APPLY.**



**2**  
**South Street**  
**Totnes**  
**Devon**  
**TQ9 5DZ**  
  
**£925 PCM**  
**Ref: DSN4363**

\* REDUCED FEES \* ENTRANCE HALL \* KITCHEN/BREAKFAST ROOM \* LOUNGE \* THREE BEDROOMS \* EN-SUITE SHOWER ROOM \* BATHROOM \* RURAL VIEWS \* AVAILABLE MID MAY \* EPC RATING D \* FEES APPLY \*



*Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes*

## ENTRANCE HALL

Approached through wooden front door with glazed panel above providing natural light. Cupboard housing trip switches. Tiled flooring. Radiator. Cloak hanging space. Stairs with banister lead to first floor landing.

## KITCHEN/BREAKFAST ROOM 18' 6" x 15' 4" (5.64m x 4.67m) *Maximum Measurements*

Irregular shaped room with a range of cream wall and base units with green marble effect vinyl worksurfaces and tiled splashbacks. Large wall mirror with green wooden shelving unit below. White wooden glass storage cupboard. White sink and drainer with mixer tap. Wooden casement window with side aspect. Grey Hotpoint oven and hob with a glass top and a brushed stainless steel extractor hood over. Built in Whirlpool dishwasher. Space for upright fridge/freezer. Wall mounted combination boiler. Under stairs storage cupboard with light and shelving. Tiled flooring. Radiator. Original sash window with front aspect with secondary glazing. Wooden door with glazed panel above leading to outside.

## BEDROOM ONE 14' 2" x 9' 3" (4.32m x 2.82m) *Into recess*

Original sash window with front aspect with secondary glazing. Radiator. Carpeted.

## EN SUITE SHOWER ROOM

Suite comprising of fully tiled shower cubicle with Mira shower unit. Low level W.C. Pedestal wash hand basin. Mirror. Tiled splash backs. Tiled flooring. Shelf. Radiator.

## STAIRS & LANDING

From entrance hall stairs lead to first floor landing. Velux window. Thermostat control. Carpeted.

## LOUNGE 18' 7" x 9' 8" (5.66m x 2.95m)

A delightful room with original sash window with secondary glazing. Front aspect providing superb South facing views across Totnes to the surrounding countryside. Built in shelving/wood storage and shelving to recess. Cast iron wood burning stove with tiled hearth. Two radiators. Balustrade to stairs.

## BEDROOM TWO 15' 9" x 8' 9" (4.8m x 2.67m)

Original sash window with views across Totnes to the fields beyond and with secondary glazing. Wooden flooring. Radiator. Access to loft storage space. Built in cupboard with slatted shelving. Built in wardrobe with hanging rail and shelving.

## BEDROOM THREE 11' 6" x 15' 6" (3.51m x 4.72m) *narrowing to 11'11"*

Original sash window with secondary glazing. Built in wardrobe to recess with hanging rail and shelving. Radiator. Telephone point. Carpeted.

## BATHROOM

Suite comprising of a panelled bath with Mira shower unit above. Pedestal hand wash basin. Low level W.C. Part tiling to walls. Obscure casement window to side aspect. Shelving unit. Tiled flooring. Built in cupboard with space and plumbing for washing machine.

## OUTSIDE

The property is approached from South Street via an archway leading to the side door or from the road providing access to the front door.

## INCOME REQUIREMENTS

For Tenants without a Guarantor, the Referencing Company will require proof that their total annual income is equal to, or more than, THIRTY TIMES the monthly rent of the property. If a Guarantor is required, his or her income will have to be at least THIRTY-SIX TIMES the monthly rent, or share of rent, payable by the Tenant(s).

## RESERVATIONS

Upon receipt of a non-refundable

### ADMINISTRATION FEE of:

£250 inc VAT One applicant

£340 inc VAT Two applicants

£430 inc VAT Three applicants

£520 inc VAT Four applicants

£90 inc VAT Guarantor

Woods Lettings & Property Management will treat the property as "LET, SUBJECT TO REFERENCING". If the Tenants are approved by the Referencing Company, but the property is withdrawn by the Landlord, the Administration Fee(s) will be refunded in full. The property will only be remarketed if the application is declined by the Referencing Company.

## INVENTORY

The Inventory cost is being provided by the Landlord at their expense.

## COUNCIL TAX

Contact: • South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234

For Banding Information, and details of the amount payable in the current tax year.

## TENANCY

Please note this property is NOT MANAGED by Woods Letting and Property Management

## Viewing

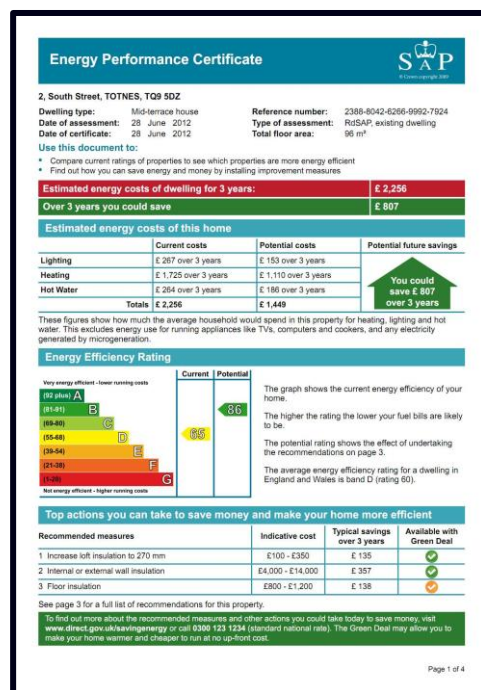
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

## Notice

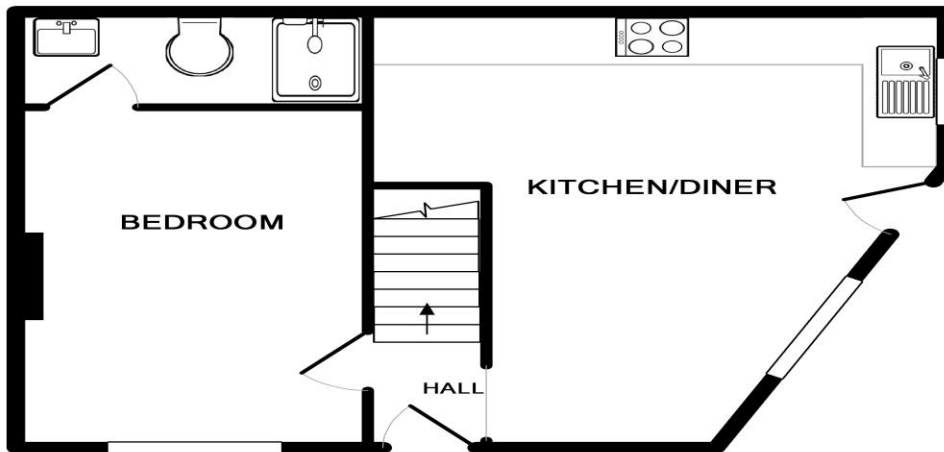
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## Data Protection

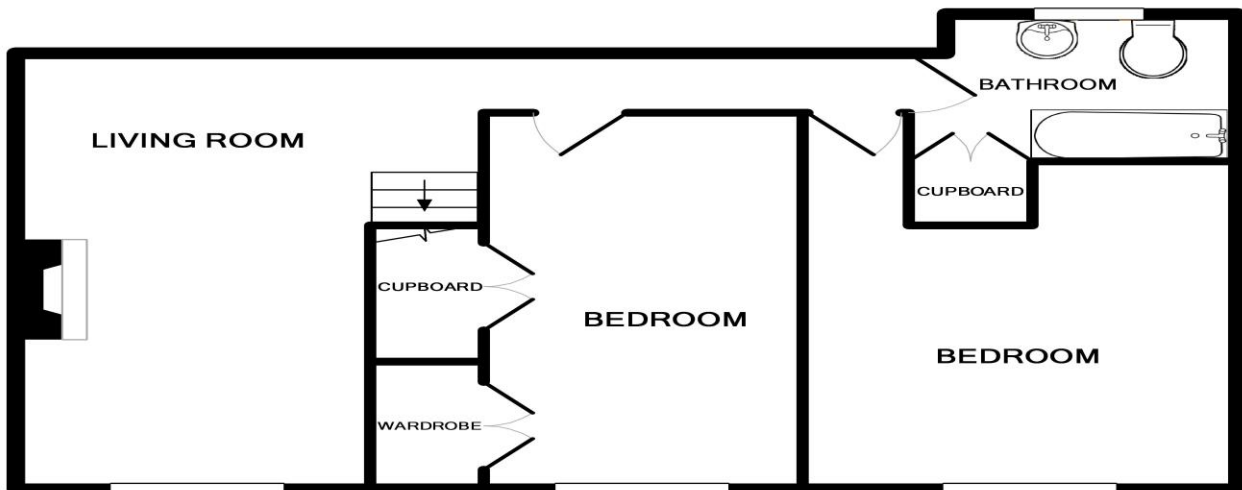
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**FLOORPLAN:**



GROUND FLOOR



1ST FLOOR

Please note: This floorplans has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.  
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