



8 Bridge Court, Castle Street, Totnes, Devon TQ9 5DB

This first floor two bedroom apartment on a prestigious town centre development in Totnes.

A38 6 Miles, Torquay 9 Miles, Exeter 27 Miles

• Living room / kitchen / diner • 2 Double bedrooms • 2 Bathrooms • Underfloor heating • Allocated parking space • Close to town and the train station • Tenant fees apply • Available beginning of February

£795 Per Calendar Month

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

DESCRIPTION

This top floor two bedroom apartment on a prestigious town centre development in Totnes. Sitting room/kitchen/diner, two double bedrooms (master en-suite), modern bathroom, underfloor heating & allocated parking. Tenant fees apply.

ACCOMMODATION

LIVING/DINING AREA: has exposed roof trusses with uPVC double glazed doors opening to the Juliette balcony. BEDROOM 1 (11'2" x 9'): Engineered oak flooring and uPVC double glazed window to the rear. BEDROOM 2 (11'1" x 9'5"): Exposed roof trusses to the part vaulted ceiling. Engineered oak flooring. uPVC double glazed window at the rear. BATHROOM: Fitted with a white contemporary suite. LED down lighters.

OUTSIDE

1 x allocated parking space.

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 6 months plus, unfurnished and available early February. RENT: £795.00 pcm exclusive of all charges. Children/pets might be considered. Where the agreed let permits pets the rent will be £834.00 pcm. DEPOSIT: £917.00 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.

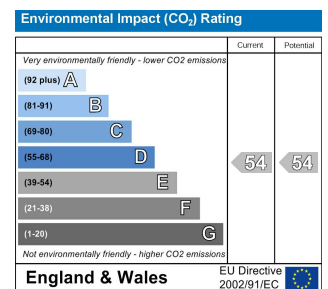
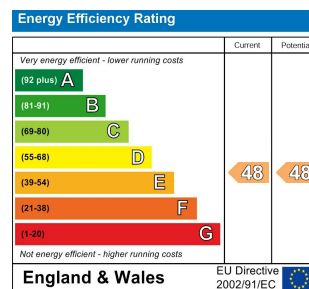
HOLDING DEPOSIT & TENANT FEES

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.

8 Bridge Court, Castle Street, Totnes, Devon TQ9 5DB



The Granary, Coronation Road, Totnes, Devon,
TQ9 5GN
01803 866130
rentals.totnes@stags.co.uk
staas.co.uk



These particulars are a guide only and should not be relied upon for any purpose.