



**STAGS**

3 Blueball, The Grove, Totnes, Devon TQ9 5ED

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A converted first floor flat is in a central location with allocated parking.

A38 6 miles Newton Abbot 9 miles Plymouth 24 miles Exeter 28.6 miles

- Allocated parking • Living room / diner • Kitchen • 2 Double bedrooms • Bathroom • Electric heating • Tenant fees apply • Available Beginning of February

**£620 Per Calendar Month**

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

## SITUATION

Blueball Flats are located just behind the main shopping area in The Grove which runs off South Street. Town centre amenities include a wide range of individual shopping outlets, eating venues/public houses and recreational/cultural facilities. Totnes has 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. In the opposite direction, to the east, are the attractive resort towns of Torbay and to the south the beautiful South Hams coastline and countryside.

## DESCRIPTION

The property itself is equipped with Economy 7 heating and has the added advantage of an allocated parking space. Converted first floor flat is in a central location. Sorry no pets, smokers, benefits or sharers. Tenant fees apply.

## ACCOMMODATION

Glazed door with adjacent entry phone to:-  
COMMUNAL ENTRANCE HALL Staircase to the:-  
UPPER HALL Having a panelled door to the:  
PRIVATE INNER ENTRANCE HALL. LIVING ROOM  
18'8" x 10'8" (5.69m x 3.25m) Economy 7 night  
storage heater. Window to the rear. Further window  
at the front. Coved ceiling. KITCHEN 10'2" x 6'5"  
(3.1m x 1.96m) Plus a recess. Fitted range of  
floor/wall cupboards, drawers, rolled edge  
worksurfaces and inset stainless steel single drainer  
sink. Four ring ceramic hob with electric oven/grill  
beneath and extractor/filter hood above. Integral  
refrigerator, freezer and washing machine. Partly tiled  
walls and window at the rear. BEDROOM 1 11'11" x  
8'5" (3.63m x 2.57m) Plus the depth of the built-in  
wardrobes. Wall mounted electric panel heater.  
Window to the front. BEDROOM 2 11'10" x 8'8" (  
3.61m x 2.64m) Fitted wardrobe to one corner. Wall  
mounted electric panel heater. Window at the front.  
BATHROOM/W.C. Fitted with a white suite  
comprising panelled corner bath having a Triton Zest  
independent electric shower unit. Stylish basin with  
contemporary mixer tap and dual flush w.c.  
Electrically heated ladder style radiator. Fully tiled  
walls and tiled floor. Obscure glazed window.

## SERVICES

Mains electricity, water and drainage. South Hams  
District Council, Follaton House, Plymouth Road,  
Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-  
mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## DIRECTIONS

From Fore Street, walk up hill and turn left onto  
South Street immediately before the Eastgate Arch.  
Follow this road around a right hand bend and The  
Grove is the turning on the left that drops downhill.  
The entrance to Blueball Flats 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 beginning of February. RENT: £620.00  
pcm exclusive of all charges. Children/pets might be  
considered. DEPOSIT: £715.00 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

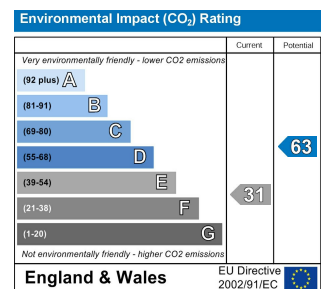
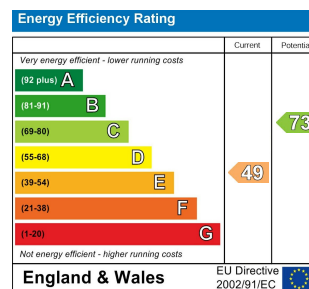
This is to reserve a property. The Holding Deposit  
(equivalent of one weeks rent) will be withheld if any  
relevant person (including any guarantor(s) withdraw  
from the tenancy, fail a Right-to Rent check, provide  
materially significant false information, or fail to sign  
their tenancy agreement (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.



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