



The Studio, 5 South Street, Totnes, Devon TQ9 5DZ

A refurbished ground floor apartment in the centre of town

A38 6 miles Exeter 28 miles Plymouth 23 miles

• Central location • Refurbished • Large double bedroom • Open plan living room / kitchen / diner • Utility cupboard • Underfloor heating • Tenant fees apply • Available now

£600 Per Calendar Month

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

SITUATION

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, a supermarket, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, cinema, churches and its very own Norman Castle. There is a mainline railway station to London Paddington. Totnes allows easy communication 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

A refurbished ground floor apartment in the centre of town. Open plan kitchen / lounge / diner with utility cupboard, bathroom and large double bedroom. Tenant fees apply. Available now.

ACCOMMODATION

Access via the alleyway, the main door opens into the OPEN PLAN KITCHEN / LOUNGE / DINER which comprises a newly fitted kitchen and a utility cupboard. Door to BEDROOM which is a good size room with four windows, cupboard housing the water tank and door to: BATHROOM with a fitted white suite with shower over the bath and heated towel rail. Underfloor heating. Double glazing.

OUTSIDE

The property is approached via a door to a short path off South Street. Parking nearby in local car parks and on road parking. Parking permits are available from the South Hams District Council.

SERVICES

Mains electric, water and drainage. Council Tax Band B: South Hams District Council 01803 861234.

DIRECTIONS

With Stags Totnes office on your left, continue towards the town centre and at the mini roundabout turn right and proceed up Fore St. Just before the clock arch, turn left onto South Street (there is a letter box in the wall as you turn), continue up South St and you will pass the small printers on your right. Continue on passing Spindle Cottage on your right. The Studio, 5a South Street will then be found almost immediately on the right.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available now. RENT: £600.00 pcm exclusive of all charges. Where the agreed let permits pets the rent will be £630.00 pcm. DEPOSIT: £692.00 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.

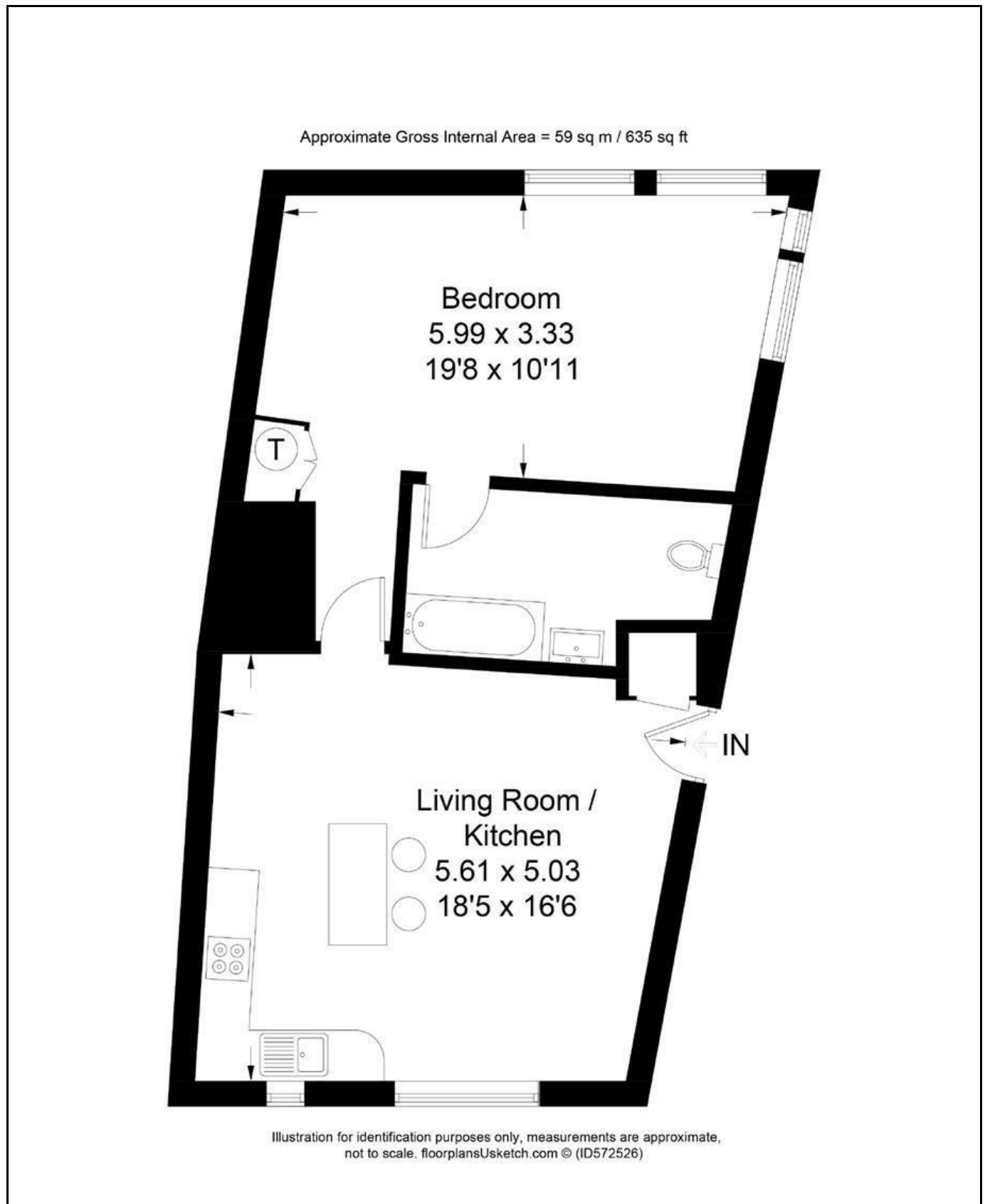
TENANT HOLDING DEPOSIT AND TENANT FEES

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.





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

01803 866130

rentals.totnes@stags.co.uk



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
392 plus) A			
131-141) B			
89-109) C			
55-64) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	66
EU Directive 2002/91/EC			