



18 Bridge Terrace, The Plains, Totnes, Devon TQ9 5DL

A 3 bedroom duplex apartment, occupying the second and third floors, set in pleasant wooded surroundings and overlooking the river.

A38 6 miles Exeter 28 miles Plymouth 23 miles

- 3/4 Bedrooms • Balcony • Secure parking • River views • Centre of Totnes town • Has been updated throughout • Tenant fees apply • Available from 30th November • Part Furnished • Lift

£1,200 Per Calendar Month

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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

Formerly the show home for the Bridge Terrace development, 18 Bridge Terrace is the northernmost property on the site, occupying the second and third floors, set in pleasant wooded surroundings and overlooking the river. Its accommodation is arranged over two floors; the principal bedroom and shower room are approached via the main staircase and a spiral staircase leads to a mezzanine room overlooking the sitting room. The apartment has been upgraded, particularly the kitchen and the bathrooms, all of which have crisp modern fittings. The splendid sitting room has a Juliet balcony overlooking the river and doors on to a sunny balcony outside. Two of the bedrooms also have Juliet balconies. The property has a feeling of quality, space and light. The quality and appearance of the communal areas, both inside and outside, is unequalled in the area. Number 18 is approached along a private riverside promenade alongside the secure gated garaging, and once inside the building, there is the choice of stairs or lift.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL: Vaulted hall with two roof windows. Open tread staircase to galleried landing. Oak floor. Vertical radiator. **SITTING ROOM:** Fitted carpet. Two vertical radiators. Two sets of French doors with Juliet balconies overlooking the river. Vaulted ceiling with two double glazed roof windows. Two wall light points. High level double glazed casement window. Circular staircase to office/reception room. French doors opening onto the balcony. **MEZZANINE ROOM** Overlooks the sitting room from which it is approached via a spiral staircase and suitable as a reception room, study or bedroom etc. Fitted carpet. Casement window. Radiator. Velux roof window. **KITCHEN/DINING ROOM [W & N]** Excellent range of fitted kitchen units with granite work surfaces. Full range of drawers and cupboards. Siemens 4-ring induction hob. Franke 1½ bowl sink unit. Matching wall cupboards with concealed lighting. Cooker hood. Matching tall cupboard housing Siemens combination oven above and conventional full-size oven below. Two vertical radiators. Three double glazed casement windows. Oak floor. Double glazed French doors opening on to balcony. **BEDROOM 3:** Fitted carpet. Coved ceiling. Double glazed French doors with Juliet balcony overlooking river. Built-in double wardrobe with hanging and shelves. **BEDROOM 2/ADDITIONAL OFFICE:** Fitted carpet. Vertical radiator. Coved ceiling. Double glazed French doors and Juliet balcony overlooking river. Large built-in corner cupboard providing useful storage space with hanging and shelving, and with double power point inside. **BATHROOM:** Bath with splash-proof surround, shower and shower screen, wash basin with built-in cabinet beneath and WC with tiled surrounds. Vertical towel rail. Mirror fronted medicine cabinet with built-in lighting and shaving point. **UTILITY ROOM/STUDY/BEDROOM 4:** also suitable for a study. Fitted carpet. Two double glazed casement windows. Coved ceiling. Boiler cupboard housing Potterton Suprima gas boiler for central heating and hot water. Airing cupboard with Megaflo hot water tank and fitted shelves. Space and plumbing for washing machine and tumble dryer

FIRST FLOOR

GALLERY LANDING Fitted carpet. Two roof windows. **BEDROOM 1:** Fitted carpet. Radiator. Double glazed casement window overlooking river. Three roof windows. **SHOWER ROOM:** Fully tiled shower room with tiled shower cubicle with screen doors, wash basin with built-in cupboard underneath and mirror fronted medicine cabinet with built-in lighting, WC

with concealed cistern, bidet. Two eaves storage cupboards. Double glazed casement window.

OUTSIDE

BALCONY: Approached from the sitting room and the kitchen, with timber flooring and metal balustrades, overlooking the river.

PARKING: There are two entrance doors to Bridge Terrace. One opens into an entrance lobby where there are post boxes and access to the promenade and to the large undercover garage. The second opens directly into the garage, which has an electronically operated vehicular entrance. Number 18 has an allocated parking space for one car. The pleasant riverside promenade alongside the eastern side of the building and the garage leads to the number 18's ground floor entrance, where there is a staircase and a lift.

SERVICES

Mains gas, electric, water and drainage. Council tax band F: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

AGENT NOTE

Please note the property is part furnished. This will include approximately: 1 sofa, outside table, kitchen table and 6 chairs, 2 single beds on the first floor, American fridge freezer and integrated dishwasher.. Please note that the large items in the property will remain however some smaller items could be removed but this will have to be confirmed with the landlords.

DIRECTIONS

At the bottom of Totnes' Fore Street, cross the road by the Royal Seven Stars towards the river and Bridge Terrace is immediately in front of you. The entrance is to the right of the garage gates.

LETTING

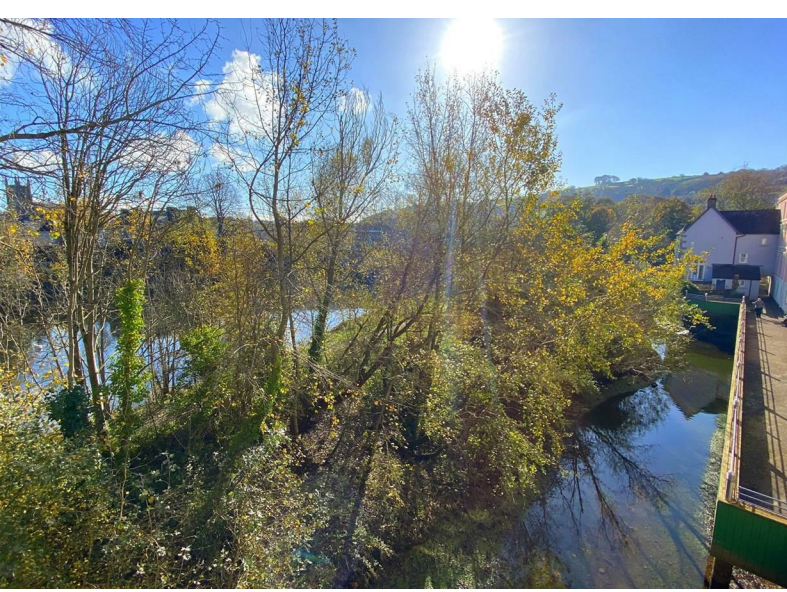
The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available 30th November RENT: £1200.00 pcm exclusive of all charges. DEPOSIT: £1384.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

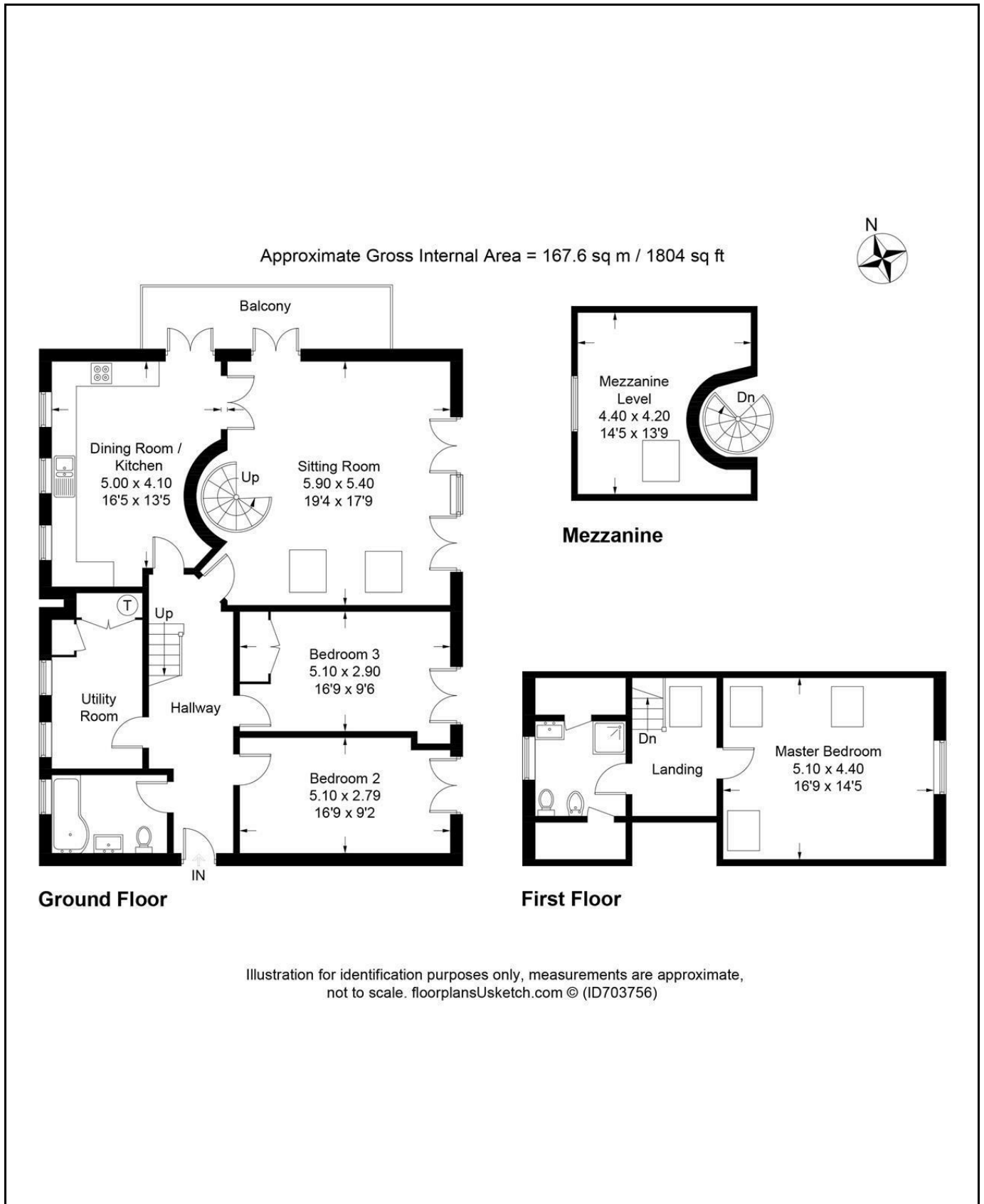
HOLDING DEPOSIT & TENANT FEES

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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Energy Efficiency Rating		Current	Potential
30% more efficient - lower running costs 100+ points A			
80-100 points B			
60-80 points C			
40-60 points D			
20-40 points E			
0-20 points F			
0-20 points G			
Not energy efficient - higher running costs			
		73	79
England & Wales		EU Directive 2002/91/EC	