

ORCHARD TERRACE



**STAGS**

2 Orchard Terrace, Totnes, Devon TQ9 5EY

A grade II listed mid terrace cottage moments from the River Dart and Totnes town centre

Newton Abbot 8 miles, Plymouth 24 miles, Exeter 28 miles

• Close To Town Centre • Character Grade II Listed Cottage • Two Bedrooms • Kitchen/Breakfast Room • Sitting Room • Rear Garden • Tenant Fees Apply • Available from 22nd January

**£800 Per Calendar Month**

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

## DESCRIPTION

2 Orchard Terrace is a charming Grade II listed cottage set in an elevated position within a quiet cul-de-sac within easy walking distance of shop, cafes, restaurants and the River Dart. Its town centre location makes this a wonderful home for those working nearby. The setting is ideal for exploring the surrounding coast and countryside.

## ACCOMMODATION

The front door leads into the sitting room which features a stone fireplace with slate hearth and gas fired stove. A cupboard to the one side of the fireplace houses the meters along with a window seat to admire the view over Totnes. The kitchen/breakfast room has a range of floor and wall mounted units above and below tiled surrounds whilst there is space for an electric oven, fridge/freezer and washing machine. The kitchen also houses the gas boiler.

An open tread staircase rises from the sitting room to the first floor where there are two bedrooms, both of which are comfortable double bedrooms. Bedroom one has a window seat as the sitting room below and enjoys far reaching views over Totnes and towards the surrounding countryside in the distance. Bedroom two is a bright room with a door leading to the rear terrace. The bedrooms are served by a modern fitted shower room suite comprising of large walk in shower enclosure, WC and wash hand basin.

## OUTSIDE

The garden can be accessed from either steps from the ground floor accessed by the back kitchen door or from the first floor bedroom door leading straight into the rear garden. The garden is open plan with the neighbouring property, with a area of timber decking perfect for a small bistro set for al fresco dining. There is a raised border with the backdrop of an attractive natural stone wall.

## SERVICES

Mains gas, electric, water and drainage. Council Tax Band B. 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).

## SITUATION

Totnes is in the heart of the beautiful South Hams, close to Dartmoor and the coast, 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, supermarket, 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 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.

## DIRECTIONS

From Stags Totnes office proceed along Coronation Road and continue over the roundabout towards The Plains. Follow the road around the right and turn left onto Warland. Proceed along this road and then bear right onto Orchard Terrace where you will find the property on the left.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished/furnished and available immediately. RENT: £800.00 pcm exclusive of all charges. Children might be considered. No smokers and no pets please. Where the agreed let permits pets the rent will be £840.00 pcm. DEPOSIT: £923.00 Returnable at end of tenancy subject to any deductions. Landlord held deposit. 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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