



26 St. Katherines Way, Totnes, Devon TQ9 5DN

A ground floor apartment situated close to the town centre and amenities

Kingsbridge 13 Miles Exeter 28 Miles Plymouth 23 Miles

- Ground Floor Apartment
- Close to Town Centre
- Two bedrooms
- Kitchen
- Living/Dining room
- Wet Room/Shower Room
- Tenant fees apply
- Available now

£650 Per Calendar Month

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

DESCRIPTION

A ground floor apartment situated close to the town centre and amenities with accommodation comprising lounge, kitchen, one double bedroom, small second bedroom/study and wet room. Outside of the property there are communal gardens.

ACCOMMODATION

Front door opens into the entrance porch and from here a door opens into the lounge. The lounge has a night storage heater, TV and telephone point and a double glazed window overlooking the garden to the front of property. An opening from the lounge leads into the kitchen which is fitted with units comprising base cupboards & drawers beneath roll edge work surfaces, matching wall mounted cupboards with tiled splash back. There is a fitted electric hob, inset stainless steel sink & drainer and space & plumbing for washing machine. A double glazed window from the kitchen looks onto the communal courtyard gardens. From the lounge a door opens into the inner hall and from here there are doors to the two bedrooms and the wet room. Bedroom one is a double room with night storage heater and double glazed window to the front of the property. Bedroom two/study, has a storage cupboard and a double glazed window to the side of the property. The wet room is fitted with white suite comprising pedestal wash hand basin & low level WC. There is a wall mounted electric shower, uPVC clad walls and a wall mounted electric fan heater.

OUTSIDE

Outside of the property and to the centre of the development, there is an area of communal gardens which can be enjoyed by all residents. There is a further area of garden to the front of the property which is well stocked with a variety of shrubs and a storage shed with electrics.

SERVICES

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

DIRECTIONS

With Stags Totnes office on your left walk down to the mini roundabout and turn right into Fore St. Then take first left and walk down the alleyway towards the Ticklemore Cheese Shop. Pass the cheese shop on your right and continue towards St Katherines Way and the property can be found on the left.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available immediately. RENT: £650.00 pcm exclusive of all charges. Where the agreed let permits pets the rent will be £682.00 pcm. DEPOSIT: £750.00 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.

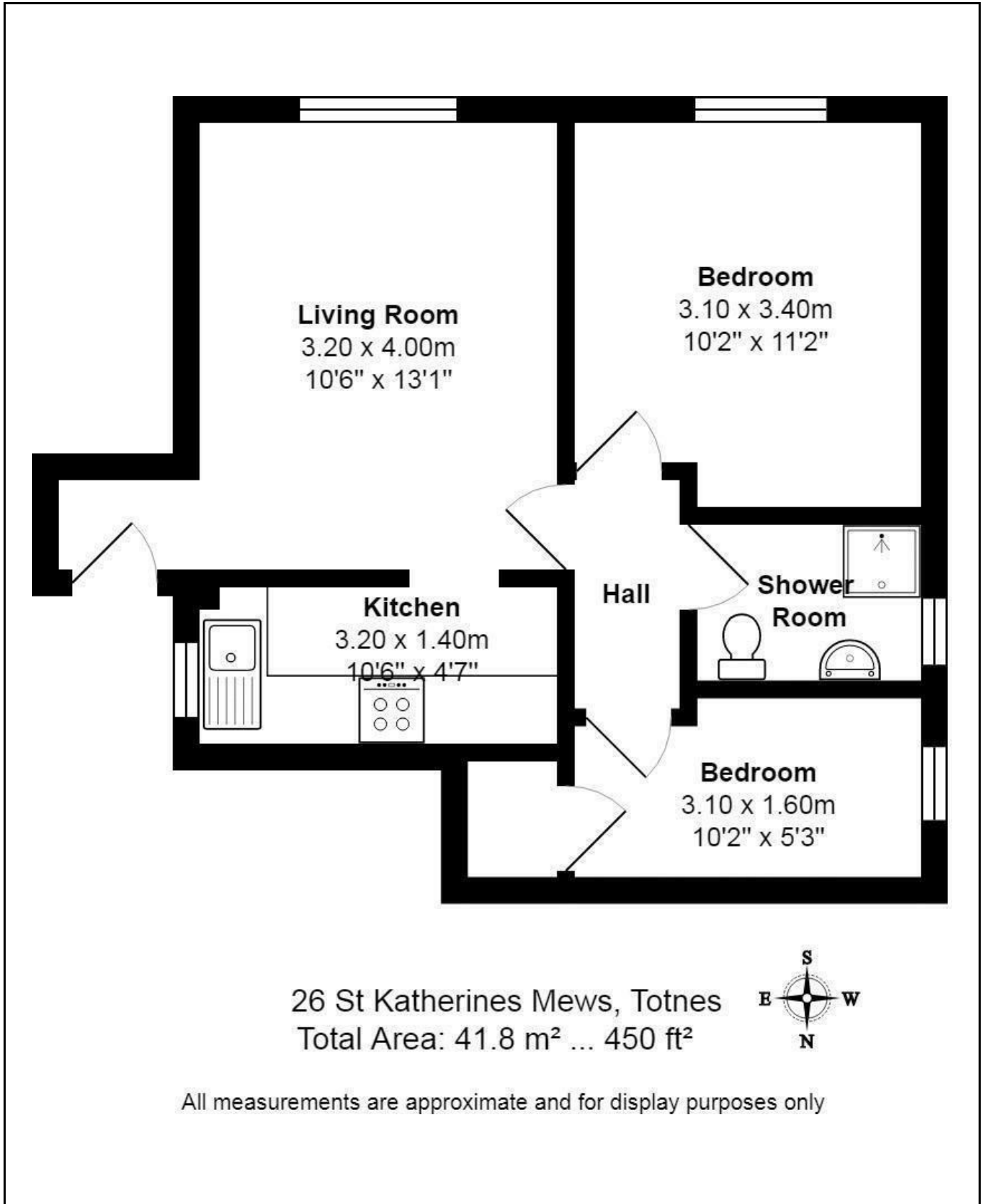
HOLDING DEPOSIT & TENANT FEES

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
The more energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54	44	59
F	21-38		
G	1-20		
The less energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			