

Totnes, Devon, TQ9 5FS



Ref: 91156

Newton Abbot 7 miles Plymouth 19 miles and#8195;Exeter 26 miles (Distances Approximate)

A well-presented recently built 2 bedroom semi-detached property benefiting from parking and garden with views over Totnes town. Sorry no housing benefit or smokers. Pets by negotiation. Fees Apply. Energy rating B.

**£800 PCM**

Contact Lettings 01548 855599

# Totnes, Devon, TQ9 5FS

## SITUATION AND DESCRIPTION

Totnes town is known as the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington and Waterloo Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.

## ENTRANCE

Part obscure glazed door opening into entrance hall. Double doors to built-in storage cupboard. Door to:

## CLOAKROOM

Wall mounted wash hand basin with mixer taps, tiled splash back and dual flush W.C. Wood effect vinyl flooring. Electric extractor fan.

## KITCHEN/DINING ROOM

Well finished having window to front aspect. Range of floor based cupboards, drawers and wall units, one of which houses the gas fired boiler for the hot water and central heating. One and a half bowl stainless steel sink, drainer and mixer taps set within a granite effect rolled edge work surface with matching upstand. Integrated electric oven, gas hob with brushed steel splashback and extractor hood and light above. Washing machine and fridge freezer. Wood effect laminate flooring and ceiling spotlights. From here stairs rise up to the first floor and down to:

## SITTING ROOM

Glazed French doors opening out to rear timber decking.

## FIRST FLOOR

Half landing with door off to:

## BEDROOM 1

Double bedroom with two windows to the rear aspect with panoramic views of Totnes and surrounding countryside and across to Dartmoor.

## BEDROOM 2

Double bedroom having two windows to front aspect.

## BATHROOM

Superbly finished with suite comprising bath with mixer taps with thermostatically controlled shower above, folding bath shower screen, wall mounted wash hand basin with mixer taps and dual flush W.C. with concealed system, electric shaver point, ceiling spotlights and electric extractor fan. Wood effect vinyl flooring.

## OUTSIDE

To the front is a flower border. To the side there is brick paved parking for one car. Timber gate giving access to the rear garden with steps down to the timber decked seating area off the sitting room with views out across Totnes. Cold water tap and timber balustrade and rail. Steps continue down to the rest of the garden which is laid to lawn. Timber fencing either side.

## PARKING

Parking space for one car next to property.

## SERVICES

Mains gas and electric. Water on meter. Gas central heating and hot water via gas combi boiler.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234

## COUNCIL TAX

Band B.

## POST CODE

TQ9 5FS

## AVAILABLE

Mid-March

## RENT

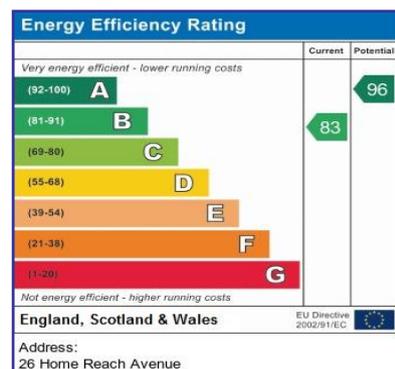
£800 per calendar month

## ADMINISTRATION FEES

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half month's rent. Check out fee: £90. Pets - if the landlord gives permission for pets to be kept at the property, an additional deposit from £250, will be requested according to the requirements of the landlord and the number and size of the pets being kept at the property. Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation to be provided, an administration charge of £60 will apply.

## VIEWINGS

Very strictly by appointment with Marchand Petit Lettings. Tel: 01548 855599



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Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Millbrook  
01752 829000

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Torpoint  
01752 815222

Totnes  
01803 847979

London  
0870 112 7099