

**** REDUCED PRICE ** A BEAUTIFULLY PRESENTED TWO BEDROOM CHARACTER COTTAGE IN THE SOUGHT-AFTER TOWN OF TOTNES. BENEFITTING FROM PARKING FOR ONE CAR AND COURTYARD STYLE GARDEN. AVAILABLE NOW. EPC RATING C. FEES APPLY.**



Camellia Cottage

North Street

Totnes

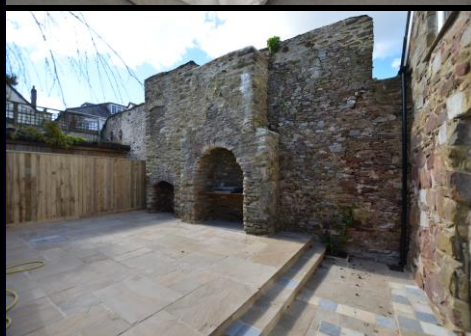
Devon

TQ9 5NZ

£850 PCM

Ref: DSN5037

**** REDUCED PRICE ** ENTRANCE HALLWAY * DOWNSTAIRS CLOAKROOM * LOUNGE/DINER * KITCHEN * BEDROOM * SECOND BEDROOM/STUDY * BATHROOM * COURTYARD STYLE GARDEN AND VIEW TO TOTNES CASTLE * DRIVEWAY PARKING FOR ONE SMALL CAR * AVAILABLE NOW *
* EPC RATING C * FEES APPLY ***



Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

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ENTRANCE HALLWAY

Wooden front door leads into entrance hallway. Doors lead off to bedroom two/study and downstairs cloakroom. Three steps up to kitchen and lounge/diner.

CLOAKROOM

White painted floorboards. Corner hand wash basin with chrome mixer taps. Low level W/C.

BEDROOM TWO OR STUDY/DINING ROOM *8' 11" x 12' 10" (2.72m x 3.91m)*

Could also be used as a study or dining room. Carpeted. Window with curtain track and curtains. Radiator.

KITCHEN

A range of white Hi-gloss wall and base units with vertical brushed stainless steel handles and mottled effect work surfaces. Stainless steel sink and deep single bowl drainer with chrome mixer tap. Brushed stainless steel Lamona electric oven and gas hob with brushed stainless extractor hood over. Washing machine. (landlord holds no responsibility). A range of stainless steel Ikea storage accessories and metalic strip for knives. One window. White painted floorboards. Stairs rise to first floor.

LOUNGE/DINER *16' 9" x 12' 8" (5.10m x 3.86m)*

Painted floorboards. Wooden casement doors to the courtyard style garden with curtain track and curtains.

STAIRS & LANDING

Painted wooden stairs rise to first floor landing. Alcove cupboard, with cream linen curtain. Doors lead to bedroom one and the bathroom.

BEDROOM ONE *9' 8" x 12' 9" (2.94m x 3.88m)*

Carpeted. Radiator. Two velux windows with integral curtains and one with a view to Totnes castle. One window with curtain track and curtains.

BATHROOM *6' 3" x 6' 10" (1.90m x 2.08m)*

White suite comprising of a bath with thermostatic shower over and folding glass shower screen. Pedestal hand wash basin with chrome mixer tap. Low level W/C with chrome push flush. Storage block shelving. Chrome ladder style radiator. Painted floorboards. Velux window.

REAR COURTYARD GARDEN *18' 11" x 26' 2" (5.76m x 7.97m)*

Mediterranean style paved courtyard garden, a good sun-trap, with terracotta pots. Large wooden storage shed. Built-in barbeque.

DRIVEWAY PARKING

Off-road driveway parking for one small car

INCOME REQUIREMENTS

For Tenants without a Guarantor, the Referencing Company will require proof that their total annual income is equal to, or more than, THIRTY TIMES the monthly rent of the property. If a Guarantor is required, his or her income will have to be at least THIRTY-SIX TIMES the monthly rent, or share of rent, payable by the Tenant(s).

RESERVATIONS

Upon receipt of a non-refundable

ADMINISTRATION FEE of:

£250 inc VAT One applicant

£340 inc VAT Two applicants

£430 inc VAT Three applicants

£520 inc VAT Four applicants

£90 inc VAT Guarantor

Woods Lettings & Property Management will treat the property as "LET, SUBJECT TO REFERENCING". If the Tenants are approved by the Referencing Company, but the property is withdrawn by the Landlord, the Administration Fee(s) will be refunded in full. The property will only be remarketed if the application is declined by the Referencing Company.

INVENTORY

The Inventory cost is being provided by the Landlord at their expense.

COUNCIL TAX

Contact: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234 For Banding Information, and details of the amount payable in the current tax year.

TENANCY

Please note this property is NOT MANAGED by Woods Letting and Property Management

Viewing

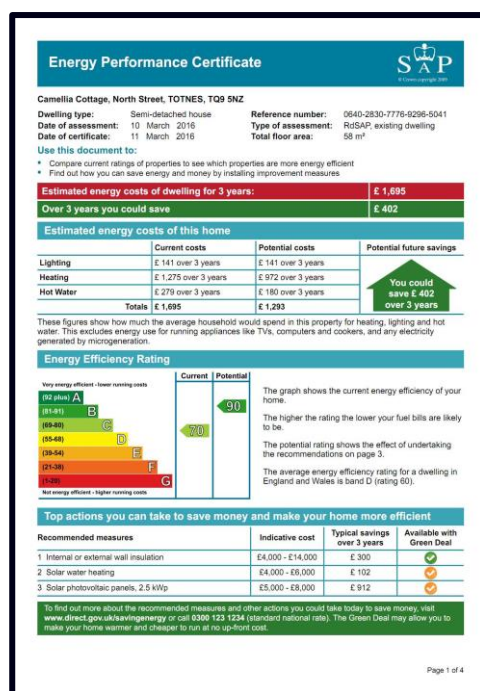
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

Notice

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

Data Protection

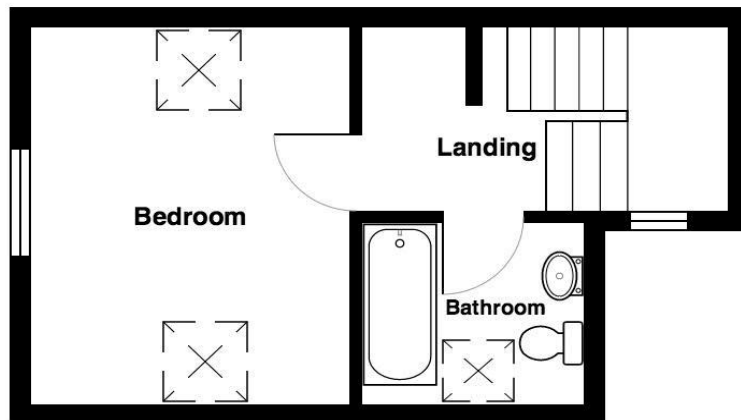
Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) is for the purpose of providing services associated with the business of an estate agent and specifically excludes mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.



FLOORPLAN:



Ground Floor



First Floor