

A DELIGHTFUL ONE BEDROOM GROUND FLOOR APARTMENT SET IN THE HEART OF TOTNES. BENEFITTING FROM A COMMUNAL COURTYARD GARDEN AND PARKING SPACE. AN ADDITIONAL COST FOR ALL UTILITIES. AVAILABLE MID JULY. EPC RATING C. FEES APPLY.



Casa Marino, GFF

13 South Street

Totnes

Devon

TQ9 5DZ

£595 PCM

Ref: DSN4477

*** ENTRANCE HALLWAY * OPEN PLAN LOUNGE/KITCHEN AND DINER * BEDROOM * SHOWER ROOM * COMMUNAL COURTYARD GARDEN * PARKING SPACE PROVIDED * £125 PCM FOR ALL INCLUSIVE UTILITIES * AVAILABLE MID JULY * 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

Corridor leads to the apartment front door. Wooden door leads into the entrance hallway. Tiled flooring. Radiator. Doors lead to open plan living room, dining area and kitchen, bedroom and shower room.

LIVING ROOM/DINING AREA & KITCHEN *17' 3" x 14' 1" (5.25m x 4.29m)*

Half glazed wooden panelled door leads into the living room, kitchen & dining area.

KITCHENETTE AREA:

A range of hand painted units with tiled work surfaces. Small frigidaire electric hot plate and oven with extractor fan over. Fridge/freezer. Microwave. Stainless steel sink and drainer with chrome taps. Tiled flooring.

LOUNGE/DINING AREA:

Tiled flooring. Oak dining table with four chairs. Sideboard. Piano. Two seater leather sofa and matching chair. Large Panasonic T.V. Wooden sash window with wooden curtain pole, curtains and a courtyard view. Fully glazed door with roman blind leads out to the shared communal courtyard.

UTILITY AREA

Off from the entrance hallway. Hoover Quattro washer/dryer with shelf above and curtain.

BEDROOM *11' 1" x 8' 6" (3.38m x 2.59m)*

Tiled flooring. Built-in wardrobe with wooden door. Double bed on metallic base. Dressing table and stool. Radiator. Shelf with mirror above. Wooden sash panelled window with wooden curtain pole and curtains.

SHOWER ROOM

Fully tiled walk-in shower with Mira Excel thermostatic shower. Pedestal hand wash basin with chrome mixer tap and bathroom cabinet with mirror over. W/C with chrome push flush. Wall mounted electric heater. Radiator. Tiled flooring.

COMMUNAL COURTYARD GARDEN

Fully glazed wooden door leads out from the living room into the shared garden. Enclosed by walls and attractive planters with an array of plants, trees and shrubs. Paved flooring.

PARKING

There is an allocated parking space located in the Masonic Hall car park, opposite the property.

UTILITY BILLS

There is an added cost of £125 per calendar month which includes all bills and Council Tax.

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 MANAGED by Woods Letting and Property Management

Viewing

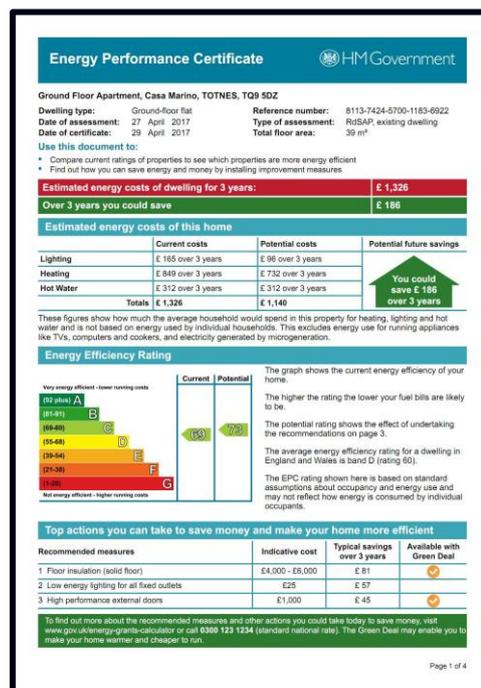
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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

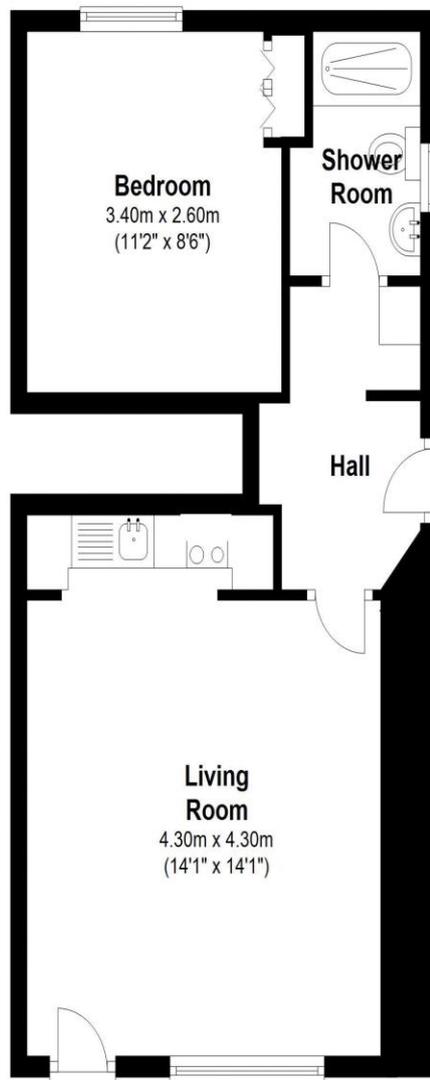
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FLOORPLAN:

Ground Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 40.6 sq. metres (437.2 sq. feet)

Ground Floor Apartment, Casa Marino, South Street, Totnes