

**A STUNNING THREE FLOOR TOWNHOUSE SET IN THE HEART OF TOTNES. BENEFITTING FROM TWO RECEPTION ROOMS, THREE BEDROOMS AND COURTYARD GARDEN. AVAILABLE IMMEDIATELY. EPC RATING C. FEES APPLY.**



85  
High Street  
Totnes  
Devon  
TQ9 5PB  
  
£1,150 PCM  
Ref: DSN4983

\* ENTRANCE HALL \* KITCHEN/DINER \* LIVING ROOM \* RECEPTION ROOM/STUDY/BEDROOM FOUR \*  
\* THREE BEDROOMS \* SHOWER ROOM \* BATHROOM \* COURTYARD GARDEN \*  
\* AVAILABLE IMMEDIATELY \* EPC RATING C \* FEES APPLY \*



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

## **ENTRANCE HALLWAY**

Access from the High Street through to the kitchen/breakfast room. Door to the shop has now been blocked off.

## **KITCHEN/BREAKFAST ROOM** 15' 2" x 13' 7" (4.62m x 4.14m)

A range of Shaker-style wall and base units with solid oak work surfaces. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Integrated brushed stainless steel range cooker with brushed stainless steel and glass extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Freestanding new Bosch washer/dryer (Please note the landlord holds no responsibility for the washer/dryer). Double glazed oak window with courtyard view. Double glazed oak door with access to the courtyard. Oak flooring. Radiator and cover.

## **INNER HALLWAY**

Oak flooring. Radiator. Internal door to the shop. Stairs rise to first floor.

## **STAIRS & LANDING TO FIRST FLOOR**

Carpeted. Fully glazed doors lead to living room, reception room/study and shower room. Stairs rise to second floor.

## **LIVING ROOM** 16' 2" x 16' 2" (4.92m x 4.92m)

Wooden flooring. Revealed stonework fireplace with log burning stove with slate hearth. Two sash windows facing the High Street. Radiator and cover. Built-in bookcases with cupboards below.

## **BEDROOM FOUR/STUDY** 14' 11" x 11' 11" (4.54m x 3.63m)

Carpeted. Antique cast-iron ornamental fireplace. Sash window with wooden shutters face the courtyard.

## **SHOWER ROOM**

Quadrant shower cubicle with thermostat shower and sliding doors. Wall mounted hand wash basin with chrome mixer tap. W/C with chrome push flush. Ladder style heated towel rail. Mirror.

## **STAIRS & LANDING TO SECOND FLOOR**

Carpeted. Revealed stonework wall continues up the stairs. Doors lead to bedrooms one, two, three and the bathroom.

## **BEDROOM ONE** 15' 1" x 9' 8" (4.59m x 2.94m)

Wooden flooring. Sash window with a rear aspect and views towards the Moors. Radiator and cover. Built-in recessed cupboard/wardrobe.

## **BEDROOM TWO** 13' 5" x 7' 1" (4.09m x 2.16m)

Wooden flooring. Sash window with a front aspect. Radiator and cover. Built-in recessed cupboard/wardrobe.

## **BEDROOM THREE** 16' 1" x 8' 4" (4.90m x 2.54m)

Wooden flooring. Sash window with a front aspect. Radiator and cover.

## **BATHROOM**

White suite comprising of paneled bath with chrome mixer tap and a hand-held shower attachment. Fully tiled shower cubicle with a thermostatic shower and curved sliding doors. Wall mounted hand wash basin with chrome mixer tap and mirror above. White tiled splash backs. W/C with chrome push button flush. Double glazed window with countryside views. Roller blind.

## **COURTYARD GARDEN**

Paved courtyard garden enclosed by a feature stone wall. Attractive potted plants.

## **PARKING**

Residents parking permit can be purchased for £30.00 per year.

## **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.

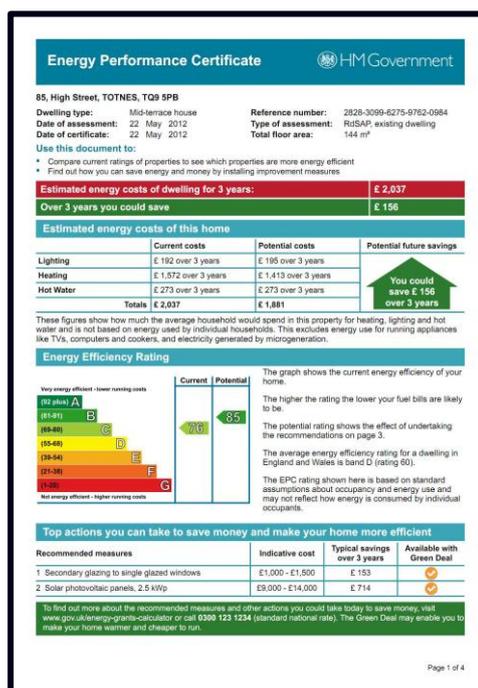
## TENANCY

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.

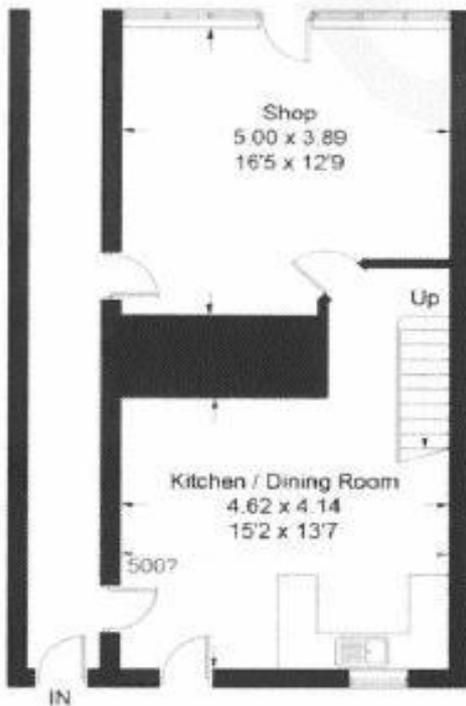
**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture 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.

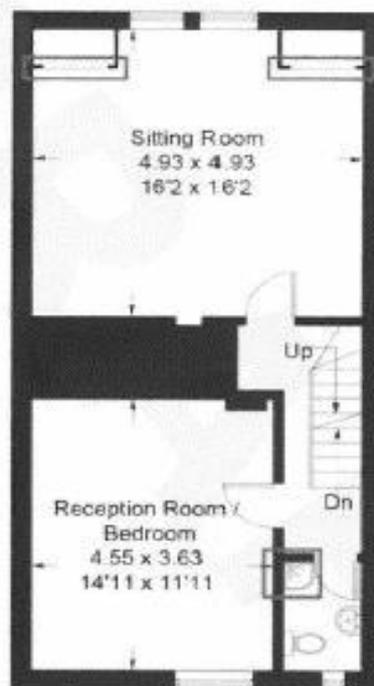


**FLOORPLAN:**

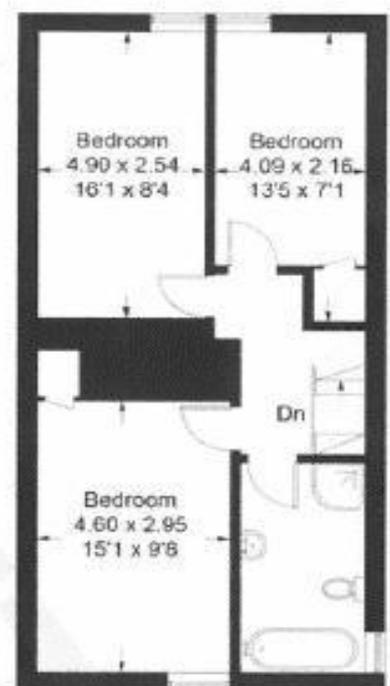
Approximate Gross Internal Area = 163.2 sq m / 1757 sq ft



**Ground Floor**



**First Floor**



**Second Floor**