

**A STUNNING TWO BEDROOM BARN CONVERSION SET IN THE HEART OF THE BEAUTIFUL TOWN OF TOTNES. BENEFITTING FROM ORIGINAL RETRO KITCHEN, TWO EN-SUITE SHOWER ROOMS AND BESPOKE OPEN PLAN LIVING AREA. AVAILABLE NOW. EPC TBC. FEES APPLY.**



**The Barn Rear of 94**

**High Street**

**Totnes**

**Devon**

**TQ9 5SN**

**£850 PCM**

**Ref: DSN5156**

\* ENTRANCE HALL \* CLOAKROOM \* LOUNGE/DINING AREA \* KITCHEN AREA \* TWO BEDROOMS EACH WITH AN EN-SUITE SHOWER ROOM \* EASY WALKING DISTANCE INTO TOTNES TOWN CENTRE \*  
\* AVAILABLE NOW \* EPC TBC \* 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 the entrance hallway. Coir matting to be supplied. Wooden floorboards. Door leads to bedroom one and sliding door leads to bedroom two (both with en-suite shower rooms). Aluminum stairs rise to the first floor.

#### **BEDROOM ONE** *13' 7" x 10' 9" (4.14m x 3.27m)*

Wooden floorboards. Glazing with metallic curtain pole and eyelet top curtains. Radiator. Door leads into the en-suite shower room.

#### **EN-SUITE SHOWER ROOM** *7' 11" x 4' 5" (2.41m x 1.35m)*

Shower enclosure with thermostatic shower and either a waterfall head or a standard head. Glass shower screen. Wall mounted hand wash basin with chrome mixer tap. Round chrome mirror. Low level W/C with chrome push flush. Aqua board to all walls. Vinyl flooring. Chrome ladder style radiator.

#### **BEDROOM TWO** *11' 11" x 7' 6" (3.63m x 2.28m)*

Irregular shaped room. Wooden floorboards. Radiator. Door leads to the en-suite shower room.

#### **EN-SUITE SHOWER ROOM** *7' 4" x 3' 10" (2.23m x 1.17m)*

Shower enclosure with thermostatic shower and either a waterfall head or a standard head. Glass shower screen. Wall mounted hand wash basin with chrome mixer tap. Round chrome mirror. Low level W/C with chrome push flush. Aqua board to all walls. Vinyl flooring. Chrome ladder style radiator.

#### **STAIRS AND LANDING**

Aluminum stairs rise to the first floor open plan living area.

#### **OPEN PLAN LIVING AREA:**

Light, airy and spacious room consists of:

#### **LOUNGE/DINING AREA** *23' 2" x 11' 11" (7.06m x 3.63m)*

Irregular shaped room. Wooden floorboards. One sliding window with glass reinforcement with a front aspect, an original feature. One large opening window with a front aspect. Four Austrian feature light fittings. Door leads to the cloakroom.

#### **KITCHEN AREA** *7' 2" x 8' 7" (2.18m x 2.61m)*

Original refurbished light blue melamine retro kitchen with light blue melamine work surfaces. Stainless steel sink and drainer with antique style chrome taps. Free standing electric cooker with a brushed stainless steel extractor hood over. Under counter Lec fridge. Slimline Beko dishwasher. Space and plumbing for washing machine. Two velux windows. Wooden floorboards.

#### **CLOAKROOM**

Vinyl flooring. Low level W/C with chrome push flush. Pedestal hand wash basin with chrome mixer tap. Cupboard housing the gas central heating boiler. Storage cupboard above the door.

## **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.

