



8 Borough Park Road, Totnes, Devon TQ9 5XW

A recently updated 2 bedroom apartment located near to Borough Park and Pavilions Leisure Centre.

Exeter 29 miles Plymouth 24 miles Torbay 6 miles

- Allocated Parking
- Recently updated
- Modern kitchen
- Double glazing
- Within easy walking distance to the town centre
- Within walking distance of the train station
- Tenant fees apply
- Available

£800 Per Calendar Month

01803 866130 | rentals.totnes@stags.co.uk

DESCRIPTION

A recently updated 2 bedroom apartment located near to Borough Park and Pavilions Leisure Centre, with allocated parking. The flat is equipped with economy 7 heating and uPVC double glazing.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE HALL: Staircase to the first floor. Window to the side.

FIRST FLOOR

UPPER HALL: Recessed storage area with coat hanging space.

LOUNGE DINER: Window to the front elevation.

Economy 7 night storage heater and doorway to the:-

KITCHEN: Fitted with a range of floor/wall cupboards, drawers, rolled edge work surfaces and inset stainless steel sink with mixer tap. Built in electric cooker and hob with extractor hood over. Space for fridge/freezer and plumbing for a washing machine. Partly tiled walls and window to the front.

INNER HALL: Built-in airing cupboard housing the hot water cylinder and slatted shelving. Further built in cupboard. Doors lead off to:-

BEDROOM 1: Economy 7 night storage heater, window to the rear and built in double wardrobe with mirrored sliding door access.

BEDROOM 2: Electric panel heater, window to the rear.

BATHROOM/W.C: Fitted with a pastel coloured suite consisting of a panelled bath with Mira electric shower over, wash hand basin and w.c. Partly tiled walls, extractor fan and wall mounted heater. Striplight/shaver socket.

OUTSIDE

1 Allocated parking space available to the front of the property. (Parking plan available on request)

SERVICES

Mains electric, water and drainage. Council tax band A: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

SITUATION

Borough Park Road is a popular residential street with convenient access to the town, railway station and Borough Park. Just a few minutes walk away is the wide selection of shops, eating venues/public houses and recreational/cultural facilities available in the town. In the opposite direction is the railway station and KEVICC secondary school. Further on is the A38 Devon Expressway for travelling to Plymouth, Exeter and

beyond via the M5 Motorway. Plymouth has a ferry port providing services to Roscoff in France and Santander in Spain whilst Exeter possesses an international airport. In the opposite direction, to the east, are the attractive resort towns of Torbay and to the south the beautiful South Hams countryside and coastline

DIRECTIONS

From the Stags office proceed to Morrisons Garage and, on the roundabout, take the 3rd exit heading towards Totnes Pavilions Leisure Centre. Drive round to the left through a 'no-through' road and number 8 Borough Park Road will be found on the right hand side.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and available immediately. RENT: £800.00 pcm exclusive of all charges. If the agreed let permits pets the rent will be £840.00 pcm. DEPOSIT: £923.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

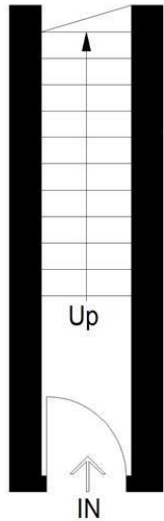
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

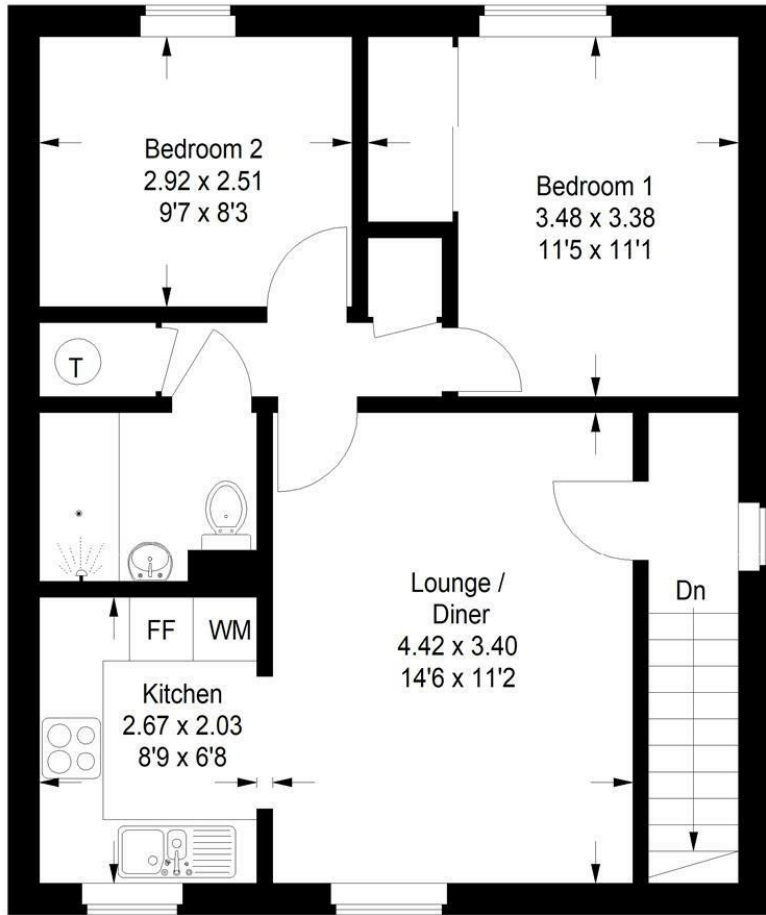
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area
56.5 sq m / 608 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
30% more efficient - lower running costs			
202+ points	A		
151-201	B		
109-150	C		
68-108	D		
29-67	E		
1-28	F		
1-28	G		
Not energy efficient - higher running costs			
		66	79
England & Wales			
EU Directive 2002/91/EC			