



Bella Vista Red Post, Totnes, Devon TQ9 6NQ

A recently refurbished, four bedroom detached bungalow at Red Post. Bella Vista offers three reception rooms, a large loft study, off street parking for up to three cars and an idyllic garden with rural views. Pet by negotiation. EPC Band E. Tenant Fees Apply

Totnes 2.8 Miles | Newton Abbot 4.5 miles | Exeter 23 miles

• Recently Refurbished Four Double Bedroom Bungalow • Three Reception Rooms • Loft Study • Conservatory • External Store & Electric Car Charging Point • Pet By Negotiation • 12 Months Plus • Deposit: £1,961.00 • Council Tax Band: D • Tenant Fees Apply

£1,700 Per Calendar Month

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

SITUATION

The property is situated at Red Post on the Totnes to Newton Abbot road just outside Littlehempston, approximately 3 miles north of the vibrant market town of Totnes. The area is favoured for the unspoiled countryside and strategic location in relation to amenities and transport with the South Devon Coast and Dartmoor National Park within easy reach. Totnes is one of the most popular towns in the county, an ancient market town on the river Dart, the town is a regional centre with a bustling town of independent shops and business, pubs, restaurants, schools, sports and leisure facilities, supermarkets, mainline railway station, to name but a few. The large market town of Newton Abbot is approximately 4.5 miles to the north and has an excellent range of amenities for day to day living and links to the national road and rail networks, linking to Exeter and Plymouth, two major regional economic centres.

ACCOMMODATION

Two five bar gates open onto the driveway, which leads to the front entrance of the property. The front door opens to a small porch and:-

FRONT ROOM

Spacious room with carpeted flooring and a panelled vaulted ceiling. Windows to the front provide views over the scenic countryside. Two Radiators. Leading to:-

SITTING ROOM

Carpeted flooring with radiator. A paddle style staircase provides access to the loft study.

Doors leading to Leading to:-

BEDROOM 1

Carpeted double bedroom with window to front. Radiator.

BEDROOM 2

Carpeted double bedroom with shelving units and a window to the side. Radiator.

LOFT STUDY

A carpeted, open loft room or office with three Velux windows and eave storage.

HALLWAY

Carpeted hallway with doors leading to:-

BEDROOM 3

Carpeted double bedroom with window to side. Radiator.

BATHROOM

Newly fitted suite with a shower over bath, WC, wash hand basin and towel rail.

BEDROOM 4

Carpeted double bedroom with window to rear. Radiator.

KITCHEN

A fitted kitchen with an electric oven and 4 point hob. Selection of wall and floor cupboards. Double airing cupboard containing the hot water cylinder. A door leads to:-

DINING ROOM

Tiled flooring with a window to the side. Radiator. Ample space for a large dining room table. Doors lead to:-

CONSERVATORY

Tiled flooring with Radiator. Windows and a door provides views to rear and access into the rear garden.

UTILITY ROOM

Selection of wall cupboards, space for a washing machine and dishwasher. Windows to side with door leading to the side garden. Door leading to:-

W.C

With a W.C and wash hand basin.

EXTERNAL STORE

A spacious outhouse with lighting and power, located to the side of the property.

OUTSIDE

The garden wraps around the property. It is laid mostly to lawn and bordered with mature shrubs and some flower beds. Two greenhouses and a patio area are located to the rear of the property.

Parking for up to three cars and an electric charging point is located to the front of the property. One allocated visitor parking space is located next to the front gates.

AGENT NOTE

Bella Vista is located next to the Red Post Garage.

SERVICES

Electric, water, drainage - Mains connected. Heating - Oil fired central heating.
Ofcom predicted broadband services - Standard: Download 4 Mbps, Upload 1 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: D

DIRECTIONS

From Totnes, proceed along the A381 in the direction of Newton Abbot. After approximately 2.8 miles, turn right on to the forecourt of The Red Post Garage and the entrance to Bella Vista can be found immediately on the left hand side.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished RENT: £1,700.00 pcm exclusive of all charges. DEPOSIT: £1,961.00 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).

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.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC