



Flat 4 The Granary, Coronation Road, Totnes, Devon  
TQ9 5GN

An updated 1 bedroom apartment in Totnes Town  
with parking

A38 6 miles Exeter 28 miles Plymouth 23 miles

- Views over Totnes and beyond
- 1 Private parking space
- Recently redecorated
- Bathroom with shower over
- On the top floor
- Central location
- Tenant fees apply
- Available from end of August / Early September

£695 Per Calendar Month

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

## DESCRIPTION

A 2nd floor 1 bedroom apartment with parking. Hall with cloak cupboard, open plan kitchen/sitting/dining room, bedroom, bathroom with shower over. Unfurnished. Electric central heating. Available from the end of August / Beginning of September. Tenant fees apply.

## ACCOMMODATION

HALL: Entryphone, electricity consumer unit, electric night storage heater. KITCHEN AREA: A modern kitchen with wall and base units, electric hob and oven, cooker hood, fridge and a space for a washing machine. LOUNGE/DINING AREA: A good size area with a window overlooking the front of the building with views over Totnes, towards countryside and to The Castle. BEDROOM: Double room with a window overlooking the front of the building with an outlook towards Totnes Countryside and beyond to The Castle. BATHROOM: Comprising of a white suite with panelled bath with a shower over, WC and pedestal wash hand basin. Extractor fan.

## OUTSIDE

There is one allocated parking space to the edge of the main Morrisons car park in an area for residents only.

## 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](mailto:customer.services@southhams.gov.uk).

## SITUATION

Totnes is a bustling market town full of interest and with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, a supermarket, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, cinema, churches and its very own Norman Castle. There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

## DIRECTIONS

The property is situated above the Stags office in Totnes, immediately next to Morrisons Supermarket in Coronation Road. As you enter Totnes, Coronation Road is the first exit if you are coming from the Newton Abbot side or the third exit if you are approaching from the Dartington direction. The Morrisons car park will be

found a short way along on the left. The entrance to the stairwell can be found to the rear of the building, to the Morrisons side and it is the entrance, closest to Morrisons.

## LETTING

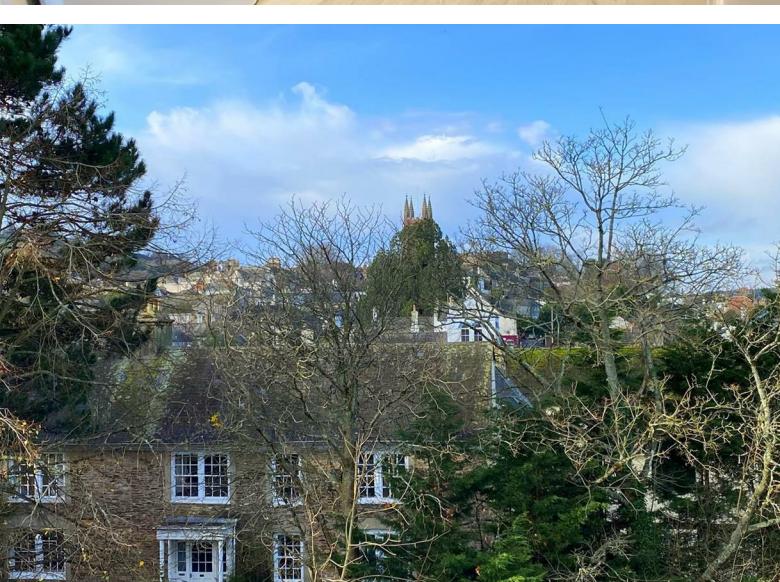
The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available from the end of August / Beginning of September. Long let only. Sorry no pets allowed in the building. RENT: £695.00 pcm exclusive of all charges. DEPOSIT: £801.00 Returnable at end of tenancy 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  
36.8 sq m / 396 sq ft

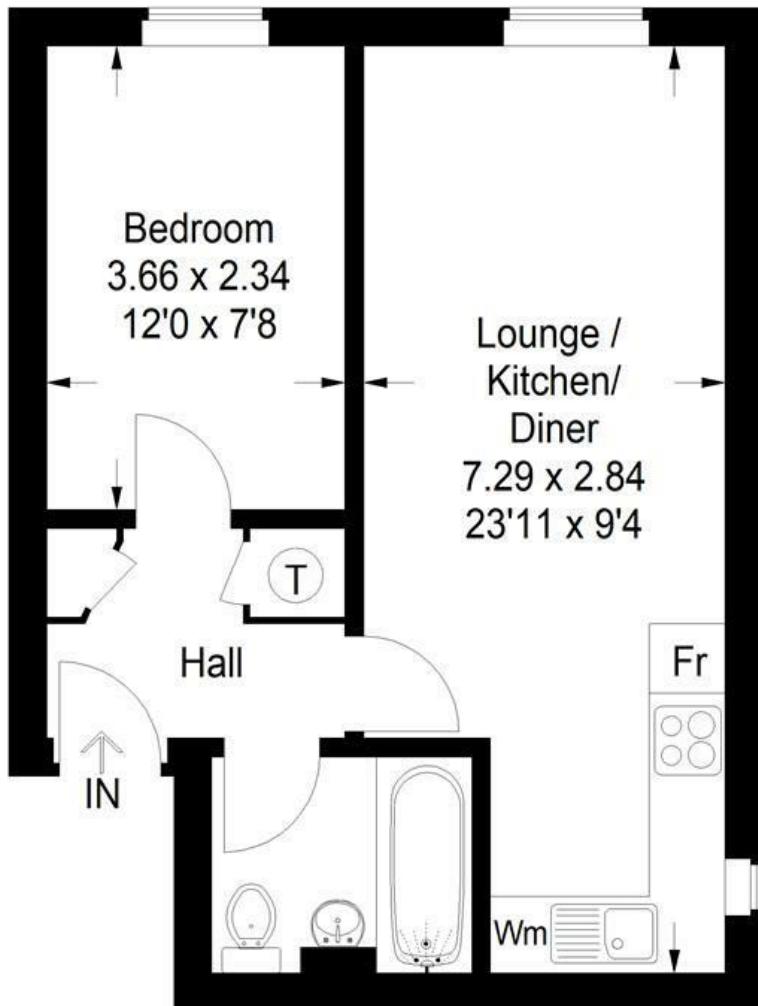


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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rentals.totnes@stags.co.uk



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PROTECTED

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	76
(81-91)	B	60	
(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	