



Flat 1 12A Fleet Street, Torquay, Devon TQ1 1DB

A beautifully presented 2 double bedroom first floor apartment located in the heart of Torquay. Sorry no pets. EPC Rating Band D. Tenant Fees Apply.

Dartmouth 10 miles Totnes 10 miles Exeter 21 miles

• 2 double bedrooms • 1st floor • Recently refurbished • Sorry no pets • Council Tax Band: A • Deposit: 807.00 • Tenant Fees Apply

£700 Per Calendar Month

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

SITUATION

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air.

The town centre and main seafront are both equally a short stroll away providing a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina also being close by providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.

DESCRIPTION

A beautifully presented 2 double bedroom first floor apartment located in the heart of Torquay

ACCOMMODATION

Accessed from the front of the building on the ground floor. Security door leads into the communal area, with stairs leading to the apartment located on the first floor.

HALLWAY

With entry phone system. Radiator. Doors leading to:-

OPEN PLAN KITCHEN/ LOUNG/ DINER

Modern kitchen with integrated oven, 4 point gas hob, washing machine and space for a fridge freezer. Lounge dining area with ample room for a small sofa and table.

BEDROOM 1

A double room with a window, radiator and cupboard containing the electric boiler.

BATHROOM

A stylish neutral shower room fitted to a high specification, comprising a shower over bath, wash hand basin, WC. and heated towel rail.

BEDROOM 2

A carpeted double room with a window, radiator.

SERVICES

Mains electric, water and drainage. Council Tax Band A: Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

LETTING

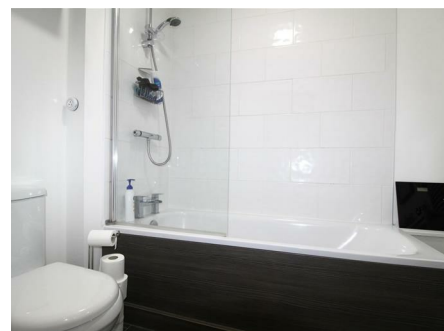
The property is available to let on an assured shorthold tenancy. Unfurnished. RENT: £700.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £807.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.totnes@stags.co.uk



@StagsProperty



@StagsLettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
32 plus A		
21-31 B		
19-20 C		
15-18 D		
13-14 E		
11-12 F		
9-10 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		