



9 Bridge Court, Castle Street, Totnes, Devon TQ9 5DB

A newly built first floor one bedroom apartment with a study, within a prestigious town centre development in Totnes, with allocated parking for 1 car and benefiting from solar panels. Deposit: £1,378.00. EPC Band: TBC. Sorry no pets. Council Tax Band: TBC. Tenant fees apply.

A38 6 Miles | Torquay 9 Miles | Exeter 27 Miles

- Living / Kitchen / Dining Room
- One Double Bedroom & A Study
- Solar Panels
- Close to the Town & Train Station
- Underfloor Heating System
- Allocated Parking Space
- Sorry No Pets
- Deposit: £1,378.00
- 12 Months Plus
- Tenant fees apply

£1,195 Per Calendar Month

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

SITUATION

The apartment forms part of a converted warehouse development, with good access to the railway station and town centre.

Totnes is a bustling market town full of interest, 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, two supermarkets, an interesting range of independent shops and galleries, together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station to London Paddington. Totnes allows easy communications with the rest of the country and the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

ACCOMMODATION

Staircase to first floor hall. PRIVATE INNER ENTRANCE HALL: Trip switches and smoke detector, as well as the fire alarm censor. LED down lighters. Engineered oak flooring with panelled doors leading off to all rooms.

LIVING/DINING ROOM/KITCHEN: An open plan room. LIVING/DINING AREA: LED down lighters and engineered oak flooring. KITCHEN: Newly fitted with a range of high quality floor/wall cupboards, drawers and polished granite work surfaces, with an inset stainless steel bowl and a contemporary mixer tap. Space and plumbing for a refrigerator, freezer, a dishwasher and a washing machine. Provision for a cooker. LED down lighters with carbon monoxide and smoke detectors. BEDROOM 1: LED down lighters, engineered oak flooring and a double glazed window to the front and side. BEDROOM 2/ STUDY: LED down lighters and double glazing window to the side. BATHROOM: Comprising a white contemporary suite with a bath and a vanity basin with cupboard beneath. Dual flush W.C, LED down lights and lit mirror incorporating a digital clock.

OUTSIDE

1 allocated parking space.

Note: Building works are occurring locally which might cause some disruption during the tenancy.

SERVICES

Electric, water, drainage - Mains connected. Heating - electric heating. Property is newly built so no Ofcom data on the broadband or mobile coverage is available. Data for 8 Bridge Court is:
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: TBC

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) 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	