



12 Reeves Close, Totnes, Devon TQ9 5WG

A modern two bedroom mid-terrace house, with an allocated parking space with room for two cars behind each other, conveniently located just off New Walk, at the foot of Totnes town centre. Pet by negotiation. EPC Band: D. Tenant fees apply.

Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

• A Modern Two Bedroom Mid-Terrace House • One Allocated Parking Space • Two Double Bedrooms • Private Courtyard • Pet By Negotiation • Council Tax Band: C • EPC Band: D • 12 Months Plus • Deposit: £1,096.00 • Tenant Fees Apply

£950 Per Calendar Month

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

DESCRIPTION

A modern two bedroom mid-terrace house, with an allocated parking space with room for two cars behind each other, conveniently located just off New Walk, at the foot of Totnes town centre. Pet by negotiation. EPC Band: D. Tenant fees apply.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL: Smoke detector, coved ceiling, Economy 7 heating, night storage heater and staircase to the first floor. Panelled door to:- **LIVING ROOM:** Economy 7 night storage heater. Double glazed sash window overlooking the front garden. Understairs storage cupboard housing the electricity meters/trip switches and with fitted shelving. Panelled door to:- **KITCHEN/DINING ROOM:** Modern fitted kitchen with a range of floor/wall cupboards, drawers, shelving, rolled edge work surfaces and inset stainless steel single drainer sink. Economy 7 night storage heater & extractor fan. Double glazed sash window and half obscure double glazed and panelled door to the rear.

FIRST FLOOR.

LANDING: Access to the loft storage space set into a coved ceiling. Smoke detector. Panelled doors lead off to all first floor rooms. **BEDROOM 1:** Wall mounted electric radiator/convector heater with time switch control. Built-in airing cupboard housing the factory lagged hot water cylinder and slatted shelving. Coved ceiling and double glazed sash window, enjoying a pleasing outlook over the surrounding area to the fields and hills in the distance. **BEDROOM 2:** Coved ceiling and wall mounted electric convector heater/radiator having time switch controls. Double glazed sash window to the rear elevation. **BATHROOM/W.C.:** Fitted with a suite comprising panelled bath having shower attachment, pedestal basin and close coupled w.c. Partly tiled walls

and coved ceiling. Wall mounted fan heater and electrically heated towel rail. Extractor fan.

OUTSIDE

At the front of the house is an open plan area of garden.

The small rear courtyard garden is bordered by rendered block walling and timber fencing.

PARKING: An allocated parking space is provided at the rear of the house (two cars can be parked behind each other).

SERVICES

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

DIRECTIONS

From our offices walk towards the roundabout. Go over the roundabout, along The Plains (parallel with the river) and follow this road to the sharp right hand bend. Cross over into New Walk and Reeves Close will be found a short distance along here on the right hand side.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £950.00 pcm exclusive of all charges. A pet might be considered. Where the agreed let permits pets the rent will be £992.00 pcm. DEPOSIT: £1,096.00 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

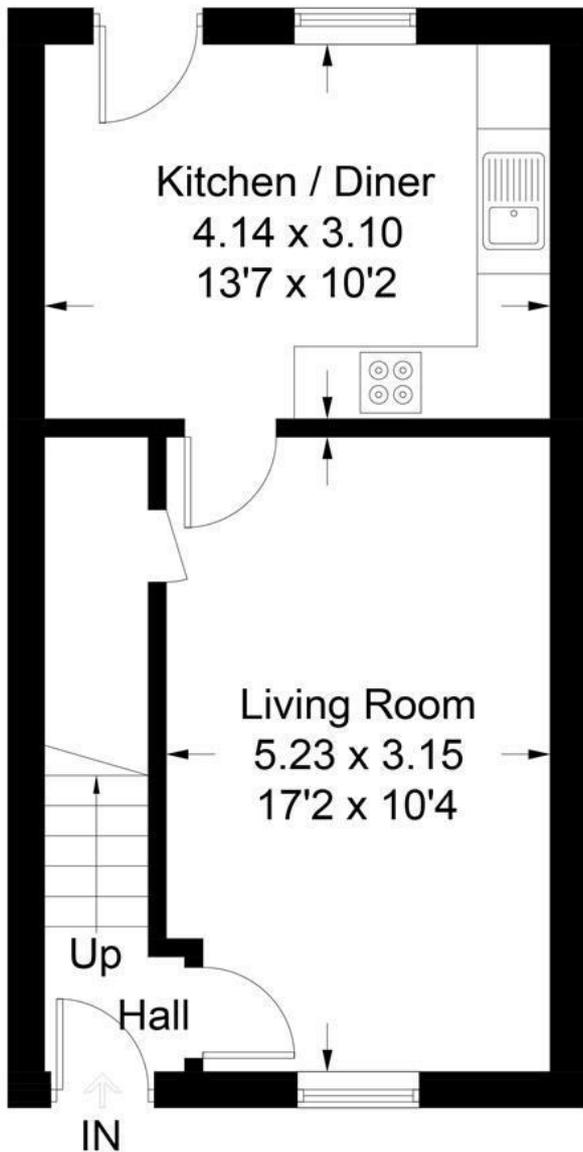
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

TENANT PROTECTION

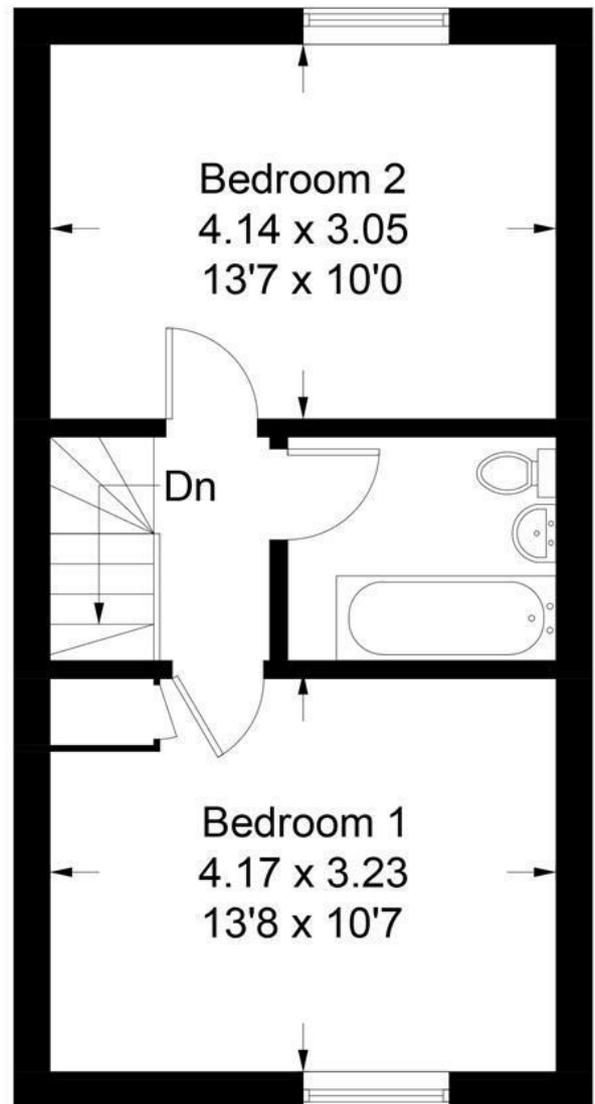
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 70.8 sq m / 762 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID639307)



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Energy Efficiency Rating		Current	Potential
3 (very energy efficient - lower running costs)			90
A	31-35		
B	21-30		
C	16-20		
D	10-15		
E	6-9		
F	2-5		
G	1-1		
Not energy efficient - higher running costs		65	
England & Wales		EU Directive 2002/91/EC	