



Flat 16 Bridge Terrace, The Plains, Totnes, Devon TQ9 5DL

A spacious 3/4 bedroom duplex apartment, occupying the second and third floors, set in pleasant wooded surroundings and overlooking the river.

A38 6 miles Exeter 28 miles Plymouth 23 miles

- Secure parking
- Centre of Totnes town
- River views
- Lift
- 2/3 Reception rooms
- Gas central heating
- Tenant fees apply
- Available

£1,300 Per Calendar Month

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

DESCRIPTION

A spacious 3/4 bedroom FULLY FURNISHED duplex apartment, occupying the second and third floors, set in pleasant wooded surroundings and overlooking the river. Arranged over 2 floors with 3/4 bedrooms, 2 bathrooms, 2/3 reception rooms and parking. There is the choice of stairs or lift. Available. Tenant fees apply

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL: Open tread staircase to galleried landing. Oak floor. Vertical radiator. Two cupboards one housing the gas boiler and the other the hot water tank. Both cupboards in the hall have shelves and storage. SITTING ROOM: Fitted carpet. Two vertical radiators. Two sets of French doors with Juliet balconies overlooking the river. Vaulted ceiling with two double glazed roof windows. Two wall light points. High level double glazed casement window. Circular staircase to office/reception room. MEZZANINE ROOM: Overlooks the sitting room from which it is approached via a staircase and suitable as a reception room, study or bedroom etc. Fitted carpet. Casement window. Radiator. Velux roof window. Fitted units and desk. KITCHEN/DINING ROOM: Fitted kitchen units with work surfaces. Full range of drawers and cupboards. 4-ring hob. 1.5 sinks, one with a waste disposal unit. Matching wall cupboards. Cooker hood. Oven. Built-in fridge freezer and an additional small deep freeze, washing machine with dryer, and a dishwasher. One vertical radiator. Three double glazed casement windows. BEDROOM 1: Fitted carpet. Double glazed French doors with Juliet balcony overlooking river. Built-in double wardrobe with hanging and shelves. BEDROOM 2: Two double glazed casement windows. A twin room. BEDROOM 3/DINING ROOM: Fitted carpet. Vertical radiator. Coved ceiling. Double glazed French doors and Juliet balcony overlooking river. BATHROOM: Shower with splash-proof surround, shower and shower screen, wash basin with built-in cabinet beneath, bidet and WC with tiled surrounds. Vertical towel rail. Mirror and light above with shaving point. Vertical radiator.

FIRST FLOOR

GALLERY LANDING Fitted carpet. Two roof windows. BEDROOM 4: Fitted carpet. Radiator. Double glazed casement window overlooking river. Two roof windows. Fitted wardrobe and cupboard units. SHOWER ROOM: Fully tiled shower room with tiled shower cubicle with screen doors, wash basin and mirror above, bidet and WC with concealed cistern. Heated towel rail. Two eaves storage cupboards. Double glazed casement window.

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, an interesting range of independent shops and galleries, pubs, riverside restaurants, riverside walks, the Guild Hall, cinema, churches and even a Norman Castle. There is a large supermarket 5 minutes walk from the flat. Close by is a mainline railway station with trains running directly 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. Buses and coaches to Victoria, London and various towns stop right outside the building.

PARKING

There are two entrance doors to Bridge Terrace. One opens into an entrance lobby where there are post boxes and access to the promenade and to the large undercover garage. The second opens directly into the garage, which has an electronically operated vehicular entrance. Number 16 has an allocated parking space for one car. The pleasant riverside promenade alongside the eastern side of the building and the garage leads to the number 16's ground floor entrance, where there is a staircase and a lift.

South Hams DC

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

AGENT NOTE

Please note the property is fully furnished.

DIRECTIONS

At the bottom of Totnes' Fore Street, cross the road by the Royal Seven Stars towards the river and Bridge Terrace is immediately in front of you. The entrance is to the right of the garage gates.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months to 24 months, furnished and available immediately. RENT: £1300.00 pcm exclusive of all charges. Sorry no pets. If the agreed let were to permit pets the rent will be £1370.00 pcm. DEPOSIT: £1500.00 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

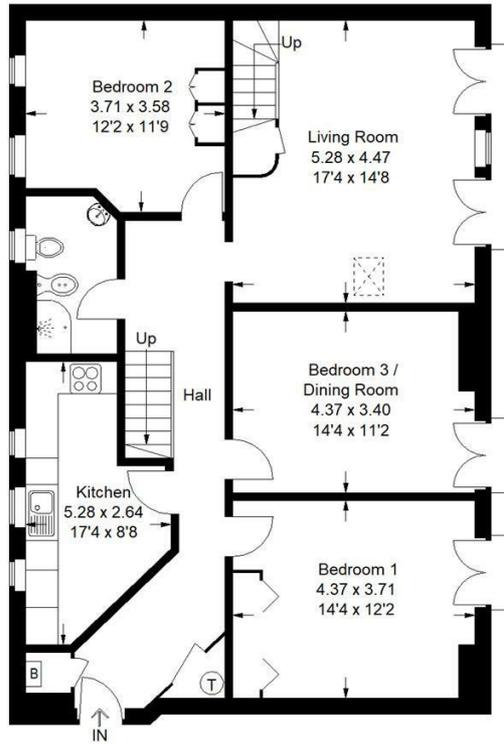
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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

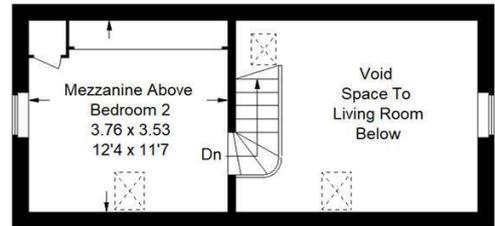
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



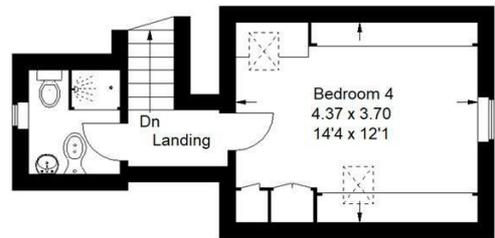
Approximate Gross Internal Area (Including Mezzanine / Excluding Void Space To Living Room Below) = 146.8 sq m / 1580 sq ft



Ground Floor



First Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
30% more efficient - lower running costs			
Green A	(91-100)		
Light Green B	(81-90)		
Yellow C	(69-80)	76	79
Orange D	(55-68)		
Red E	(39-54)		
Dark Red F	(21-38)		
Black G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	