

3 Bed Terraced In Lower Collapark , Totnes, TQ9 5LP

£1,595 Monthly





SHORT DESCRIPTION

Property Ref: 9398 The property features handy additions such as a private garden, off-street parking, double glazed windows, gas central heating, a dishwasher and even a home office located in the garden. Situated just a few minutes walk from the thriving Totnes high street with its many independent shops, galleries and eateries. There is also a twice weekly market and plenty of walks near the River Dart and surrounding areas. The property benefits from excellent transport links with easy access to the A38 Devon Expressway and Motorway network. Also being just a short walk to Totnes railway station with regular trains to London Paddington, Plymouth and Exeter and also to most cities on the Cross Country network including Bristol, Birmingham, Leeds, Newcastle and Edinburgh, not to mention easy access to local bus routes, this property should also suit those who prefer to use public transport. Front Entrance Hallway with Doors to Living Room and Kitchen, also stairs to landing, Alarm Keypad, Radiator and Understairs cupboards Living Room (3.20x5.75m at widest point) A good size living-dining room with LVT Flooring, Cupboard, TV Bracket, Aerial, Satellite and Network Sockets, Window and Door to the Rear Garden, Alarm Keypad Kitchen (3.77x2.80m) A Bright airy kitchen with assorted white fronted units, Dual Fuel Cooker with hood, space and plumbing for a Fridge Freezer (or separate Fridge and Freezer). Integrated Dishwasher. Space and plumbing for washing machine, Built in Larder or Cupboard. LVT Flooring. Window to Front. Stairs Fully carpeted with handrail Landing Carpeted with doors to Bathroom and all 3 bedrooms. Double Bedroom (2.60x3.30m) Carpeted with Satellite, Aerial and Network socket. Radiator and Window to the rear Double Bedroom (3.00x2.90m) Carpeted with Aerial and Network socket. Walk in Cupboard with shelves, Radiator and Window to the Front. Single Bedroom (2.85x2.45m at widest point) Carpeted with Aerial, Telephone and Network sockets. Built in Cupboard. Radiator and Window to the Front Bathroom (2.27x1.62m) Fully tiled with 2 obscured double glazed windows to rear, Heated Towel Rail, Panel Bath with Electric Shower over, WC and Basin with vanity unit Home office (2.54x3.80m) Large purpose built office located in the rear garden with wall mounted electric radiator, telephone and network socket, Alarm keypad, Vinyl Flooring and fully insulated Outbuilding Located in rear garden. With light and ample electric sockets. Suitable for use as a utility area, cycle storage, small workshop or garden shed Outside Off street parking for 2 cars at front Enclosed rear garden with vegetable patch, borders for planting, a large paved patio area and lockable rear gate. Property Type: Terraced Full Renting price: £1595.00 Pricing Options: Guide Price Tenure: 6 months Council tax band: B EPC rating: C Measurement: 785.765 sq.ft. Outside Space: Enclosed Garden Parking: Off street Heating Type: Gas Central Heating -----

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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