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Residential Lettings



## 7 Dart View House Baltic Way, Totnes, TQ9 5WW

A 2 bedroom second floor apartment with balcony in a prestigious waterside development.

• New build • Waterside location • Level walk to town • 2 bedrooms • Open plan living with balcony • Bathroom • Parking • Tenant fees apply •

**£895 per calendar month**

**01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)**

Cornwall | Devon | Somerset | Dorset | London

## ACCOMMODATION

A 2 bedroom second floor apartment with balcony in a prestigious waterside development. Entrance hall, 2 bedrooms, open plan sitting room/kitchen/diner. Bathroom. Parking in communal garage. Available immediately. EPC Band B. Tenant fees apply.

## HALL

Entryphone, radiator

## BEDROOM 1

9'11" x 11'3" (3.03 x 3.43)

Double room with radiator. River view.

## BEDROOM 2

8'4" x 11'3" (2.55 x 3.43)

Double room with radiator. River view.

## BATHROOM

Modern white suite with shower over bath. Heated towel rail.

## OPEN PLAN LIVING SPACE

### KITCHEN AREA

8'11" x 9'10" (2.72 x 3)

Wall and base units, built in electric hob and oven with extractor hood over, washer/dryer, fridge/freezer. Plumbing for dishwasher. Gas fired central heating boiler.

### DINING/SITTING ROOM AREA

12'4" x 23'1" plus balcony (3.75 x 7.03 plus balcony)

Some river views, doors to balcony. Walk in cupboard with electricity consumer unit.

## OUTSIDE

The property benefits from a space in a shared garage and a balcony which is accessed from the sitting room area..

## SERVICES

Mains water, electricity and gas. Council Tax South Hams District Council 01803 861234. Council Tax band pending.

## SITUATION

This property is situated in the new and prestigious waterside development of Baltic Wharf. A short level walk will take you into the centre of Totnes town itself which is a bustling market town 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 galleries, together with riverside walks, the Guild Hall, churches and its very own Norman Castle. There is a mainline railway station with links to London Paddington and the A38/Devon Expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

## DIRECTIONS

With Stags Totnes office on your left proceed down to the mini roundabout at the bottom of the main street. Go straight across into The Plains and do not follow the road around to the right but go straight ahead into New Walk. Continue along New Walk and you will pass The Steam Packet on your left. Baltic Wharf is almost straight ahead of you and the





visitors parking is the second lot of parking bays on the left. The entrance to Dart View House will be found at the end of the development on your left, past the first block of two garages. The property is on the second floor.

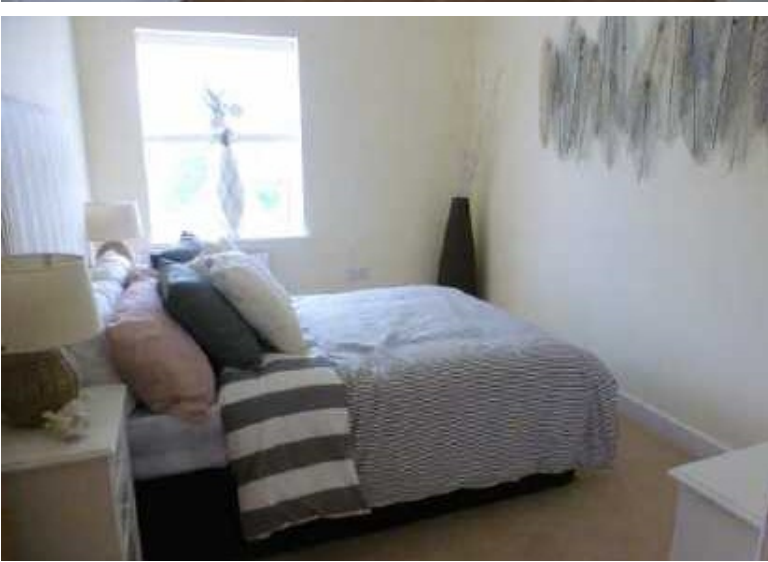
### LETTING

The property is available to rent on an Assured Shorthold Tenancy. RENT £895.00 per calendar month. DEPOSIT £995.00 refundable at the end of the 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. Usual references required. Viewings strictly by appointment with Stags, 01803 866130.

### TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216.00 (£180.00 plus VAT) for the first applicant plus £168.00 (£140.00 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability, as well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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