



**EDEN LETTINGS**  
& PROPERTY MANAGEMENT



## Queens Terrace

, Totnes, TQ9 5JQ

### £650 Per Month

Eden Lettings and Property Management are pleased to offer a self contained studio flat to let. Communal garden. The flat is minutes from the station and the town centre, ideal for commuting as it is situated on the main bus route. The garden is communal which is a large garden, drying line (shared).

A gardener maintain it ongoing every two weeks. Basement flat, access from the front or rear of the property to the flats own entrance on ground level.

Enter the flat from its own entrance, into the living/open plan bedroom area, open plan to this is the fitted kitchen with wipe clean flooring, sink with draining board and instant hot water, electric cooker and range of cupboards, space for an undercounter fridge.

Lounge/ bedroom area, has built in wardrobe/cupboards, wall mounted electric heater, PIV unit, LED lighting, window and space for a bed /sofa bed.

Bathroom facilities, wipe clean flooring, panel walls, electric shower, basin and separate cloakroom with the toilet, and window.

Funds: Rent in advance £650.00 Deposit £750.00, holding deposit £154.00. Parking available - at rear of the property for an additional cost.

Council tax band A. Electricity payable by a sub meter. EPC rating D.

\*Some bills included - water\*and wifi is available to use., but not guaranteed.

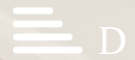
Available fixed 6 month tenancy AST then rolling monthly. \*Additional £5pcm rent payable if you have a washing machine installed.

- Wi fi available
- INCLUDES WATER RATES
- CLOSE TO TOWN AND AMMENTITIES
- Council Tax Band A - payable
- Parking an option - 1 space £30.00pcm
- LARGE GARDEN - communal
- CLOSE TO THE STATION
- ON MAIN BUS ROUTE
- Newly decorated
- Available

### Viewing

Please contact our Eden Lettings & Property Management Office on 07740 276072

if you wish to arrange a viewing appointment for this property or require further information.

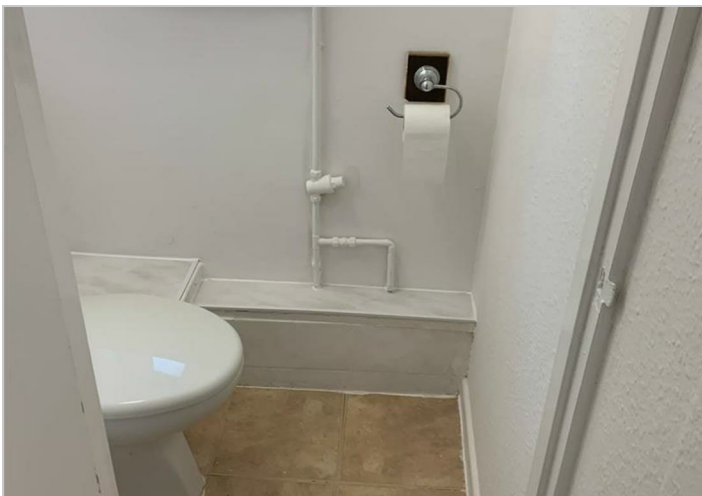
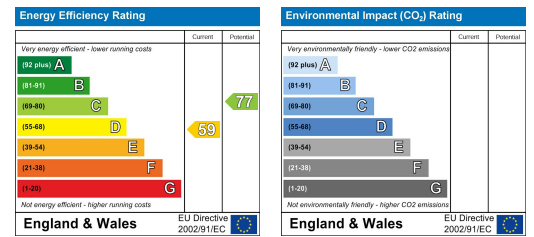




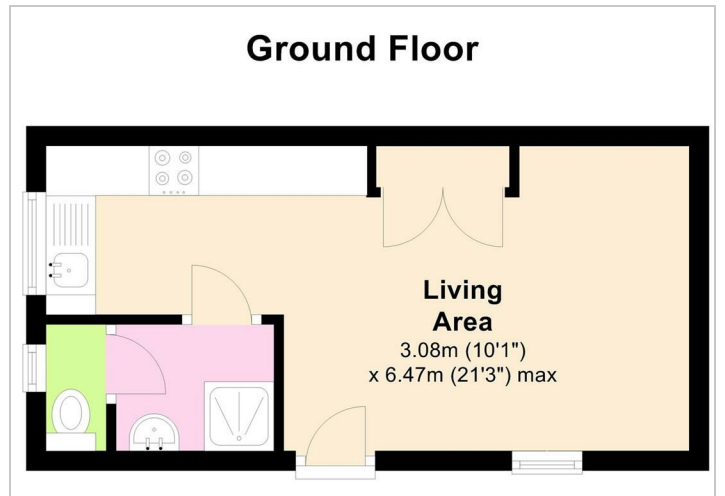
## Area Map



## Energy Efficiency Graph



## Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.