



## 4 REDWORTH COURT TOTNES

£950 Per

A 2 bedroom apartment in a town centre location in Totnes with parking. EPC- B





- 2 Bedrooms • A parking space • Walking distance to amenities • Close proximity to train station • Property will be unfurnished

### Full Description

Located in a prime and highly convenient position directly opposite Totnes Railway Station, this well-presented first-floor 2 bedroom apartment at Redworth Court offers modern living in a purpose-built block, complete with allocated parking and access to communal gardens.

The accommodation comprises a bright and spacious open-plan living area with lounge, dining, and kitchen zones.

The contemporary kitchen is fitted with matching wall and base units, an integrated oven and hob, and space for a washing machine.

A hallway leads to two good-sized bedrooms and a large, modern bathroom with neutral decor.

To the front of the property, there is a designated parking space, while to the rear, residents can enjoy well-maintained communal gardens.

**Location - Totnes** Set in the heart of the South Hams, Totnes is a vibrant and historic market town nestled on the banks of the River Dart. With its unique blend of independent shops, cafes, and a twice-weekly market, the town offers a lively, alternative lifestyle alongside beautiful surroundings. Totnes is rich in history and culture, featuring a Norman castle, ancient Guildhall, and a host of listed buildings. Excellent transport links, including the mainline station just steps away from the property, provide direct rail connections to London and other major cities. The town also offers a well-regarded community college and easy access to Dartmoor, the South Devon coast,

and numerous countryside walks. This apartment is ideal for professionals, couples, or small families seeking a well-located home in one of Devon's most distinctive towns.

**SERVICES** - Gas Central Heating. Mains water, gas, drainage and electricity.

**PARKING** - Allocated parking for one vehicle plus visitors parking.

**LOCAL AUTHORITY** - South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE

Council Tax Band B

EPC - Band B

**Letting** - The property is available to rent on an Assured Periodic Tenancy. Regrettably due to head lease restrictions, pets cannot be considered. All deposits for a property let by Charles Head are held in an approved Tenancy Deposit scheme. Usual references required.

Viewings strictly by appointment with Charles Head.

**Holding Deposit And 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 Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

Tenant Protection - Charles Head Estate Agents are a member of The Property Redress Scheme, Propertymark Client Money Protection Scheme and The Property Ombudsman.

**IMPORTANT NOTICE:** We would like to inform prospective renters that these rental particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. **ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.**





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 81      | 83                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**EPC Rating: B      Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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