



STAGS

84A High Street, Totnes, Devon TQ9 5SN

A well presented four bedroom flat with original features

A38 6 miles Plymouth 24 miles Exeter 28.6 miles

• Central location • Lounge • Kitchen/diner • Bathroom • Shower room • 4 Bedrooms • Deposit £1,067.00 • Tenant fees apply

£925 Per Month

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

SITUATION

The property is located at the top of the historic market town of Totnes and benefits from beautiful views over surrounding countryside. Totnes is a wonderful medieval market town in the heart of the South Devon countryside, often considered the Gateway to the South Hams. Today it is a bustling and thriving market town that maintains much of its original character full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon Expressway, allowing speedy access to the cities of Exeter and Plymouth and the country beyond is 6 miles away. Totnes has a mainline railway allowing access to London Paddington.

ACCOMMODATION

A well presented refurbished four bedroom flat with original features.

First Floor

Kitchen/Diner - plumbing for washing machine and dishwasher, views over town and country.

Lounge

Bathroom

Second Floor

Bedroom 1

Bedroom 2

Shower Room

Third Floor

2 Further bedrooms

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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 Property mark, RICS and Tenancy Deposit Scheme.

LETTING

The property is available to let on an assured periodic tenancy.

RENT: £925.00 pcm exclusive of all charges. DEPOSIT:

£1,067.00 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.

Pets may be considered at this property subject to a vetting application.

EPC

Band E

<https://find-energy-certificate.service.gov.uk/energy-certificate/4200-5994-4922-4029-1773>

RENTERS' RIGHT ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.uk).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	46
EU Directive 2002/91/EC		