

STAGS

5 Brymar House 18 Bridgetown, Bridgetown, Totnes, Devon TQ9 5BA

A beautifully presented two bedroom, second floor apartment, set within a period building in Totnes. Further benefits include an allocated parking space and communal cycle store. Within walking distance of the town centre. Deposit: £1,211.00. EPC Band D. Tenant Fees Apply.

Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

• Two Bedroom Second Floor Apartment • Open Plan Kitchen • Allocated Parking Space • Communal Cycle Store • Council Tax Band: B • Deposit: £1,148.00 • Tenant Fees Apply

£1,050 Per Calendar Month

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

SITUATION
Totnes is a bustling market town full of interest, 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, a supermarket, an interesting range of independent shops and galleries, together with riverside walks, the Guild Hall, cinema, churches and its very own Norman Castle. There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

ACCOMMODATION
Brymar House is accessed via a wrought iron gate, which leads to a small tiled path and landscaped gravel courtyard, with front door leading to:-

COMMUNAL LOBBY, STAIRS AND LANDING
The spacious communal lobby has Victorian style tiled flooring, which leads to an allocated small storage cupboard and the rear exit. A patio walkway provides access to the car park, communal bin store and communal cycle store.

The staircase is carpeted, rising to the first and second floor. Carpeted landings with door leading to the second floor apartment:-

HALLWAY
A carpeted entrance hallway with an intercom system and a cupboard housing the water tank. Velux window. Radiator. Doors leading to:-

LIVING ROOM
Carpeted with feature fireplace. Radiator. Window to the rear. The living room leads to:-

KITCHEN
A fitted kitchen, with an electric oven and 4 point hob. Selection of wall and floor cupboards, with space for a washing machine. Window to rear.

BEDROOM 1
Carpeted double bedroom with window to rear. Built in double wardrobe containing the electric boiler. Radiator.

BATHROOM
A fitted suite with a shower over bath, WC, wash hand basin and towel rail. Velux window.

BEDROOM 2
Carpeted bedroom with window to side and a Velux window. Radiator.

OUTSIDE
The rear car park is mainly laid to tarmac, with allocated parking spaces, a communal bin store and cycle store.

AGENT NOTE: Each allocated space has been wired for a potential single phase car charger (cable only, so the car charger would need to be installed by a professional contractor at a tenants own cost).

LOCAL AUTHORITY
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

SERVICES
Mains - Electric, water and drainage. Heating - Electric.
Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, Vodafone and O2.
Council Tax Band: B

LETTING
The property is available to let on an assured periodic tenancy, unfurnished. RENT: £1,050.00 pcm exclusive of all charges. DEPOSIT: £1,21100 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.

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 Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHT BILL
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.





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.

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

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