

STAGS

13 Castle Street, Totnes, TQ9 5NU

A newly refurbished, two bedroom mid-terrace house in the heart of Totnes, close to the Castle. EPC Band: D. Tenant Fees Apply.

Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

• Newly Refurbished • Located In Central Totnes • Spacious Reception Room • Newly Fitted Kitchen • Available In February • Close to Totnes Castle • Good Commuter Links • Council Tax Band: A • Deposit: £1,326.00 • Tenant Fees Apply

£1,150 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
The property is accessed via Castle Street. With front door opening to:-

SITTING ROOM
Painted wooden flooring with a feature fireplace and two radiators. Window to the front.

KITCHEN
A newly fitted kitchen with an electric oven and 4 point induction hob. Selection of wall and floor cupboards, with shelving and space for a washing machine and a refrigerator. Radiator.

STAIRS AND FIRST FLOOR LANDING
The staircase rises to the first floor with a carpeted landing. Doors leading to:-

BEDROOM 1
Carpeted double bedroom with a built in wardrobe and a fire escape. Windows to front. Radiator.

BATHROOM
A fitted suite with a shower over bath, W.C, wash hand basin and a towel rail.

BEDROOM 2
Carpeted double bedroom. Window to rear. Radiator.

SERVICES
Mains electric, gas, water and drainage. Council Tax Band: A.

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

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available February. RENT: £1,150.00 pcm exclusive of all charges. DEPOSIT: £1,326.00 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.

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' RIGHTS 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.





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
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