

STAGS

49C High Street, Totnes, Devon TQ9 5NP

A spacious two bedroom maisonette located in the centre of Totnes. Deposit: £1,096.00. EPC Band: D. Tenant fees apply.

Kingsbridge 12.8 Miles | Paignton 6.5 Miles | Exeter 28 Miles

• 2 Bedroom Maisonette • Open Plan Living • Bathroom • Gas Central Heating • Central Totnes Location • Deposit: £1,096.00 • Council Tax Band: B • Tenant Fees Apply

£950 Per Calendar Month

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

SITUATION
Totnes town is a bustling market town 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, two supermarkets, an interesting range of galleries, together with riverside walks, the Guild Hall, churches and its very own Norman Castle. There is a mainline railway station with links to London Paddington and 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 apartment is accessed off the High Street via a communal door located to the front of the building. The communal door opens to:-

COMMUNAL HALLWAY & STAIRS
The communal hallway has concrete flooring with a staircase which ascends to the first floor. The front door opens to:-

OPEN PLAN KITCHEN
A fitted kitchen with an oven, a 4 point gas hob and space and plumbing for a washing machine. A selection of wall and floor cupboards and a window to the rear. The kitchen leads to:-

STAIRS & LANDING
With carpeted flooring, the stairs rise to the second floor and carpeted landing with doors leading to:-

BEDROOM 1
A double bedroom with carpeted flooring and window to the front. Radiator.

BATHROOM
A fitted suite with an electric shower over the bath, a WC, wash hand basin, an airing cupboard and a radiator. Window to the rear.

BEDROOM 2
A double bedroom with carpeted flooring, a built in wardrobe and a window to the front. Radiator.

SITTING ROOM
With carpeted flooring, a radiator, and a window to the rear which allows an abundance of light.

SERVICES
Electric, water, drainage and gas - Mains connected. Heating - Gas central heating.
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: B

DIRECTIONS
With Stags office on your left, walk along to the mini roundabout and turn right up into Fore Street. Continue on this road, under the clock arch and up past the church and into the covered area at the top of the High St. Number 49C will be found immediately before Butterwalk café on the right. Go through the door from the road and the stairs to the property are on your right. The front door to this property is the one on your right at the top of the stairs.

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. RENT: £950.00 pcm exclusive of all charges. DEPOSIT: £1,096.00 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.

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 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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