



63B High Street, Totnes, Devon TQ9 5PB

A spacious, Grade II listed apartment with two double bedrooms in the centre of Totnes. Large/bright living area with bay window overlooking Totnes castle, spacious open plan kitchen. White goods included. Gas central heating. Furnished. Pets by negotiation. EPC Band: C. Tenant fees apply.

Kingsbridge 12.8 Miles | Paignton 6.5 Miles | Exeter 28 Miles

• 2 Bedroom Apartment • Spacious Rooms • Town Location • White Goods Included • 2 Double Bedrooms • Views Towards Totnes Castle • Council Tax Band: A • Deposit: £1,269.00 • Pets By Negotiation • Tenant Fees Apply

£1,150 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.

ACCESS

The property is accessed through a communal door off of the High Street, then there is a flight of stairs ascending to the flat door. Once through the flat door, there is a further flight of stairs, leading to the hallway (which is big enough to be used as a dining space).

LIVING ROOM

Good size living room with a bay window to the back of the property and an alcove for storage. There is an archway that leads to the kitchen.

KITCHEN

Spacious kitchen with wall and floor units throughout. There is a freestanding fridge, washing machine and oven/hob. There are windows to the back and side of the property.

BEDROOM 1

Double bedroom, with a built in rail and shelving for storage. Window to the front of the property, looking out onto the High Street.

BEDROOM 2

Double bedroom, with a built in rail for clothing. Window to the front of the property, looking out onto the High Street.

BATHROOM

Comprises of a shower over bath, WC and hand wash basin.

SERVICES

Mains gas, electricity and water. Council Tax band: A. Gas - Heating. South Hams Council 01803 861234

Ofcom predicted broadband services - Superfast: Download 2000 Mbps, Upload: 2000 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three and Vodafone.

LETTING

The property is available to let on an assured periodic tenancy, furnished and is available September. 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 FEE

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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@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		
EU Directive 2002/91/EC		