

STAGS

39 Fore Street, Totnes, TQ9 5HN

A characterful and beautifully presented three bedroom duplex apartment with a private terrace, located in the heart of Totnes. EPC Band: C. Sorry no pets. Deposit: £1,500.00. Tenant fees apply.

Kingsbridge 12.8 Miles | Paignton 6.5 Miles | Exeter 28 Miles

• Duplex Apartment • Three Bedrooms • Separate Kitchen • Private Terrace • Central Totnes Location • Council Tax Band: C • Deposit: £1,500.00 • Sorry No Pets • Tenant Fees Apply

£1,300 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 property is accessed from Fore street, via a secure wooden door which leads to a pathway. From here a set of metal stairs ascend to the first floor and a private terraced area boarded by fencing. A front door leads to:-

ENTRANCE HALL
With wooden flooring, a radiator, a combi boiler and a window overlooking the terrace. The entrance hall leads to:-

OPEN PLAN KITCHEN DINER
A fitted kitchen with wooden flooring, an electric oven and 5 point hob. Selection of floor cupboards and shelving, with space for a washing machine and a fridge freezer. Window to the side overlooking the terrace. Radiator. A door leads to:-

STAIRS AND LANDING
The staircase is carpeted, rising to the first floor with a window to the side which allows an abundance of light. The landing has carpeted flooring and a radiator. Doors lead to:-

SITTING ROOM
A spacious room with wooden flooring, a feature fireplace and a radiator. Windows overlook Fore Street.

BEDROOM 1
A double bedroom with carpeted flooring, a radiator and a windows which overlook Fore Street.

BEDROOM 2
A double bedroom with wooden flooring, a built in wardrobe, a radiator and a window to the rear.

BATHROOM
A fitted suite with a shower over bath, W.C and a wash hand basin and a window to the side.

BEDROOM 3
A bedroom with carpeted flooring, a wash hand basin, a radiator and a window to the side.

SERVICES
Electric, water, drainage and gas - Mains connected. Heating - Gas central heating.
Ofcom predicted broadband services - Standard: Download 1000 Mbps, Upload 1000 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: C

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: 1,300.00 pcm exclusive of all charges. DEPOSIT: £1,500.00 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.

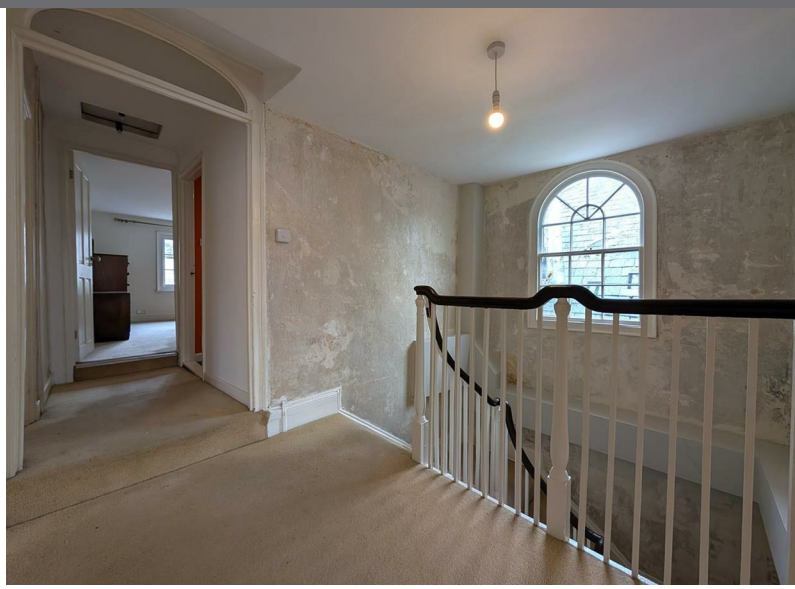
TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

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.

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