

STAGS

18 Elmhirst Drive, Totnes, TQ9 5UX

A beautifully presented, two bedroom detached bungalow, with a landscaped rear garden, garage, off street parking and idyllic rural views. Deposit: £1,269.00. EPC Band: C. Tenant Fees Apply.

A38: 5 miles | Plymouth: 24 miles | Exeter: 29 miles

• Two Bedroom Semi-Detached Bungalow • Beautifully Presented Throughout • Off Street Parking & Garage • Idyllic Views Over Totnes & The Countryside Beyond • Deposit: £1,269.00 • Council Tax Band: C • Tenant Fees Apply • Furnished

£1,100 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
A private driveway with space for up to three cars is accessed from the road. To the right is a landscaped front garden, which is mainly laid to lawn and bordered by a well-kept flower bed and a fence. The front door opens to:-.

ENTRANCE HALLWAY
An entrance hallway with tiled flooring and a radiator. Doors lead to:-

KITCHEN
A fitted kitchen with a selection of wall and floor cupboards, a 5 point gas hob, electric oven and a combi boiler. A window to the front provides views over Totnes and the countryside beyond.

SITTING ROOM
A bright and spacious sitting room, with carpeted flooring and a radiator. A large window to the front allows an abundance of light and provides panoramic views over Totnes, the surrounding hills, and Dartmoor.

REAR HALLWAY
Tiled flooring with doors leading to:-

BEDROOM 1
A double bedroom with tiled flooring and a radiator. A patio door to the rear provides views and access into the rear garden.

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

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

OUTSIDE
The stepped rear garden is laid mostly to lawn, with mature shrubs and bordered by fencing. A single garage is located to the side of the property with a path to the side connecting the front of the property, garage and rear garden.

AGENT NOTE
The landlord will also be storing items in the garage for the duration of the tenancy.

SERVICES
Mains electric, gas, water and drainage. Gas - Heating.
Ofcom predicted broadband services - Ultrafast: Download 10000 Mbps, Upload 10000 Mbps.
Ofcom predicted mobile coverage for voice and data: Limited - EE, Three, Vodafone and O2.
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 and is available immediately. RENT: £1,100.00 pcm exclusive of all charges. DEPOSIT: £1,269.00 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.
The Landlord would prefer no pets residing at this property.

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.

RENTER'S 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
01803 866130
rentals.southdevon@stags.co.uk
@StagsProperty

arla | propertymark PROTECTED

