



STAGS

3 Blueball, The Grove, Totnes, Devon TQ9 5ED

A converted 2 bedroom first floor apartment in a central location with an allocated parking space. Two bedrooms. Living room/diner. Kitchen. Bathroom. EPC Band E. Tenant fees apply.

A38 6 miles | Newton Abbot 9 miles | Plymouth 24 miles | Exeter 28.6 miles

• Allocated Parking Space • Living Room/Diner • Fitted Kitchen • 2 Double Bedrooms • Deposit: £865.00 • EPC Rating E • Council Tax Band B • 6 Months Plus • Tenant fees apply

£895 Per Calendar Month

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

SITUATION

Blueball Flats are located just behind the main shopping area in The Grove which runs off South Street. Town centre amenities include a wide range of individual shopping outlets, eating venues/public houses and recreational/cultural facilities. Totnes has a railway station sited on the main line that links Penzance with London Paddington. To the west, flanking Dartmoor National Park, is the A38 Devon Expressway for travelling to Plymouth, Exeter and beyond via the M5 Motorway. In the opposite direction, to the east, are the attractive resort towns of Torbay and to the south the beautiful South Hams coastline and countryside.

ACCOMMODATION

Glazed door with adjacent entry phone to:- COMMUNAL ENTRANCE HALL Staircase to the:- UPPER HALL Having a paneled door to the: PRIVATE INNER ENTRANCE HALL. LIVING ROOM 18'8" x 10'8" (5.69m x 3.25m) Economy 7 night storage heater. Window to the rear. Further window at the front. Coved ceiling. KITCHEN 10'2" x 6'5" (3.1m x 1.96m) Plus a recess. Fitted range of floor/wall cupboards, drawers, rolled edge worksurfaces and inset stainless steel single drainer sink. Four ring ceramic hob with electric oven/grill beneath and extractor/filter hood above. Integral refrigerator, freezer and washing machine. Partly tiled walls and window at the rear. BEDROOM 1 11'11" x 8'5" (3.63m x 2.57m) Plus the depth of the built-in wardrobes. Wall mounted electric panel heater. Window to the front. BEDROOM 2 11'10" x 8'8" (3.61m x 2.64m) Fitted wardrobe to one corner. Wall mounted electric panel heater. Window at the front. BATHROOM/W.C. Fitted with a white suite comprising paneled corner bath, having a Triton Zest independent electric shower unit. Stylish basin with contemporary mixer tap and dual flush W.C. Electrically heated ladder style radiator. Fully tiled walls and tiled floor. Obscure glazed window.

DIRECTIONS

From Fore Street, walk up the hill and turn left onto South Street immediately before the Eastgate Arch. Follow this road around a right hand bend and The Grove is the turning on the left that drops downhill. The entrance to Blueball Flats will be found on the right hand side.

SERVICES

Mains electricity, water and drainage.
Ofcom predicted broadband services - Superfast: Download 51 Mbps, Upload 8 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, and Vodafone.
Council Tax Band: B

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available the end of November. RENT: £895.00 pcm exclusive of all charges. DEPOSIT: £1,032.00 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 in the property due to the lease rules.

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 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](https://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
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) A		
(81-92) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	49
EU Directive 2002/91/EC		