



Market House 18 South Street, Totnes, Devon TQ9 5DZ

A beautifully presented 3 bedroom townhouse in the centre of Totnes with, two bathrooms, a courtyard, balcony and garage parking for a small car. EPC Band: D. Deposit: £1,730.00 tenant fees apply.

A38: 6 miles | Plymouth: 22 miles | Exeter 28 miles

• Town Centre Location • Garage • 3 Double Bedrooms • 2
Bathrooms • Courtyard & Balcony • Deposit: £1,730.00 • Council Tax Band:
D • Tenant Fees Apply

£1,500 Per Calendar Month

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

SITUATION

Totnes is a bustling market town full of interest and 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, 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.

DESCRIPTION

Market House is a delightful period townhouse offering a rare combination of town-centre convenience, characterful interiors and private outside space. Arranged over three floors, the property presents an attractive natural stone elevation beneath a slate roof, with accommodation extending to approximately 893 sq ft, excluding the garage.

The interior combines period charm with a light, neutral finish, including exposed stonework, timber flooring, sash-style windows and a character fireplace with inset woodburning stove. The first-floor living space is particularly appealing, opening to a balcony which provides an attractive outlook across neighbouring gardens and towards the surrounding townscape.

ACCOMMODATION

The front door opens into the ground floor entrance hall, with stairs rising to the upper floors. On this level is bedroom two, a well-proportioned double room with storage, an en-suite shower room and French doors opening to the rear garden.

On the first floor is a generous living room with timber flooring, an exposed stone fireplace and woodburning stove. Glazed doors open from the rear of the room onto the balcony, providing an attractive outlook across neighbouring gardens and the surrounding townscape. The kitchen is fitted with contemporary white units, work surfaces, tiled splashbacks, sink and integrated cooking appliances.

OUTSIDE

The property is approached directly from South Street, with a garage positioned at ground floor level. The garage provides useful parking or storage, a valuable feature in this central Totnes setting.

To the rear, accessed from bedroom two, a pathway leads beneath a pergola to the seating area. The courtyard garden is attractively arranged with paved seating areas, raised stone-edged beds, mature planting and established climbers, creating a private and sheltered space for outdoor dining and relaxation.

From the first floor, the balcony provides an additional outside seating area with an outlook over the garden and neighbouring properties.

DIRECTIONS

From Stags office walk down to the mini roundabout at the bottom of Fore St. Continue up the hill and turn left into South Street which is just before the clock arch and has a post box in the wall. Continue along and past the footpath to Heath Nursery car park and the property can be found a couple of houses up on the left hand side.

SERVICES

Electric, water, drainage, gas - Mains connected. Heating - Gas central heating.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Council Tax Band: D

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

LETTING

The property is available to let on an assured periodic tenancy.

RENT: 1,500.00 pcm exclusive of all charges. DEPOSIT:

£1,730.00 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.

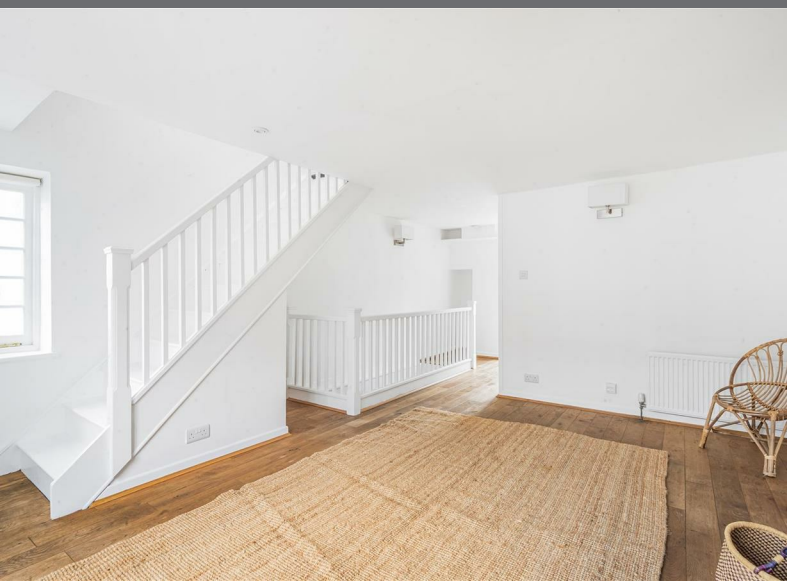
RENTERS RIGHT BILL

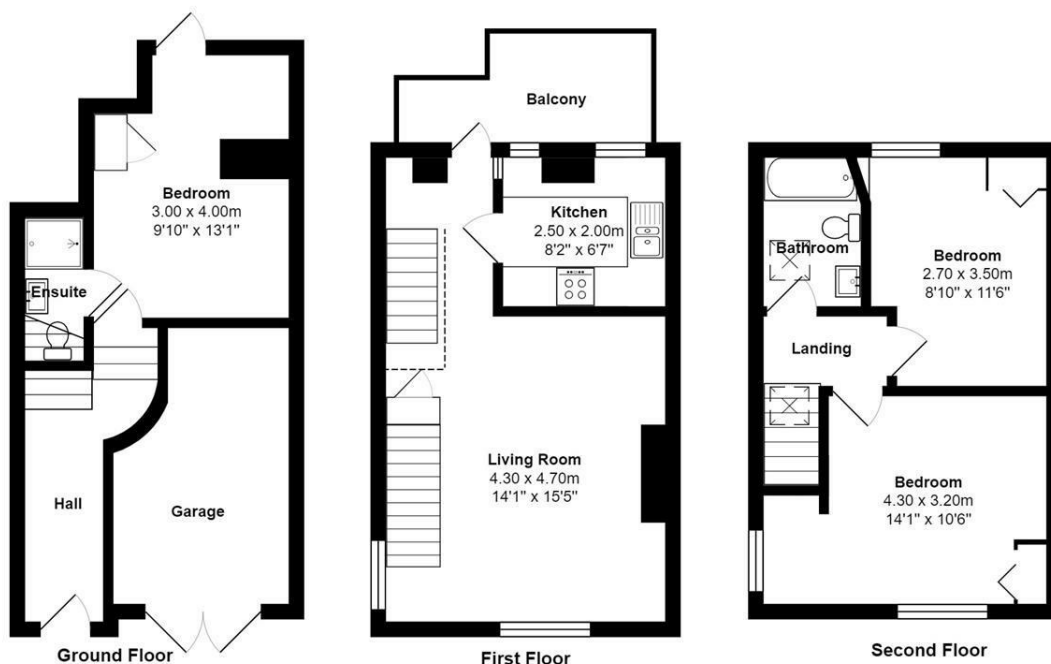
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

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).





18 South Street, Totnes

Total Area: 81.7 m² ... 880 ft² (excluding balcony, garage)

All measurements are approximate and for display purposes only

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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rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		