



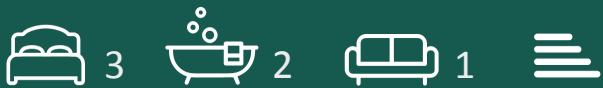
14 Home Reach Avenue, Totnes, Devon, TQ9 5FS

£1,500 Per Month

- Long Term Let
- Desirable Totnes Location
- Furnished
- Garden with Shed
- Beautifully Presented
- Driveway Parking
- Available from 11th June 2026

14 Home Reach Avenue, Devon TQ9 5FS

Long Term Let | Beautifully Presented | Three Bedroom House | Desirable Totnes Location | Off Road Parking | Furnished | Available 11th June 2026 | Garden with Shed | Garage not Included.



Council Tax Band: C



Location

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 direct to London Paddington. Totnes allows easy travel to the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing good access to the cities of Exeter and Plymouth and the country beyond.

Material Information

Costs and tenure

Tenure: Freehold

Council tax: band C

EPC rating: C

Monthly rent: £1,500

Security deposit: £1,600

Holding deposit: £340

The building

Semi-detached house, standard construction

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone good, Three great, EE great

Parking: Driveway and On Street

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (DN664160):

- Restriction: No sale or transfer of the property without a certificate from Pentland Estate Management Limited as required by a previous agreement.

- Restriction: No sale or transfer without written consent from Santander UK PLC due to the existing mortgage.

- Restrictive covenants in the transfers dated 15 October

2013 and 30 October 2015, possibly concerning property use, alterations, or other limitations.

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Restrictions

Pets: Considered by agreement with the landlord

Smoking or Vaping: Not permitted inside the property.

Viewings

Viewing the property 'in person' is essential to proceed with an application, this can be done by appointment only with Luscombe Maye.

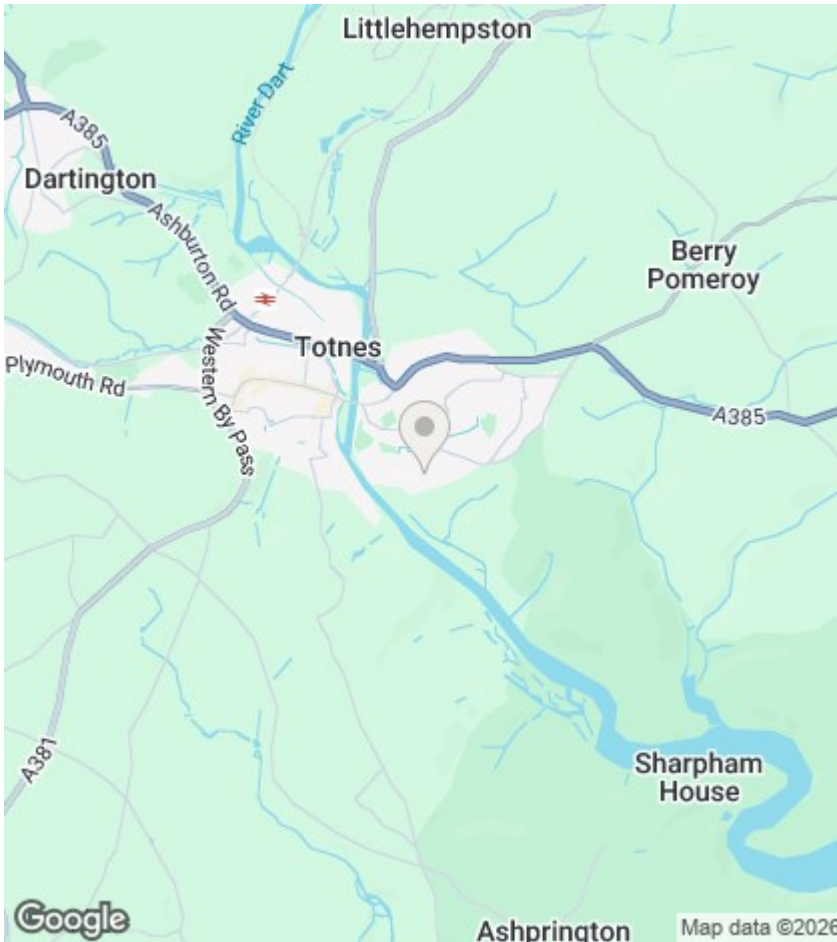
Tenancy Type

Assured Periodic Tenancy

Referencing Criteria

To meet the referencing criteria for a tenancy, the applicant/s would have to evidence a total annual income of at least 2.5x the annual rent.

By way of an example if the monthly rent is £1,500, the applicant/s must be able to prove an annual household income of at least £45,000



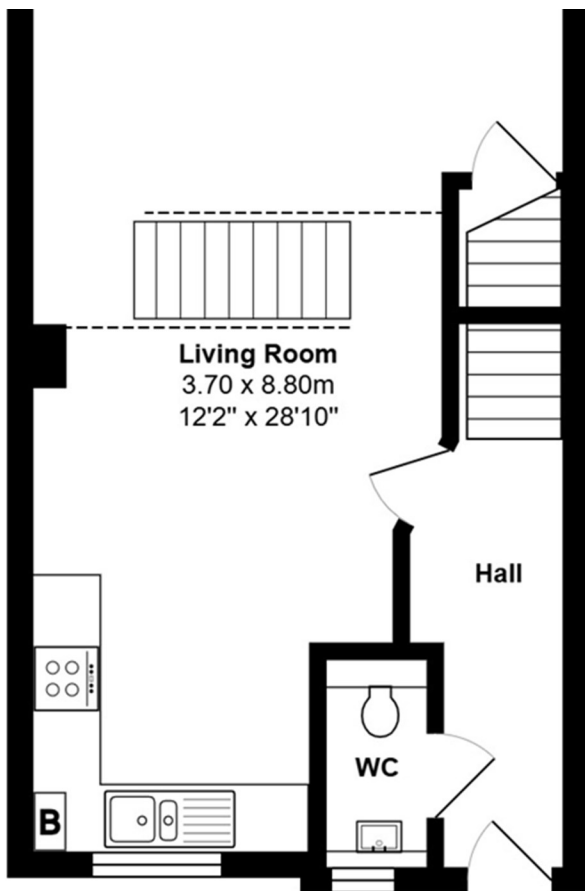
Directions

Viewings

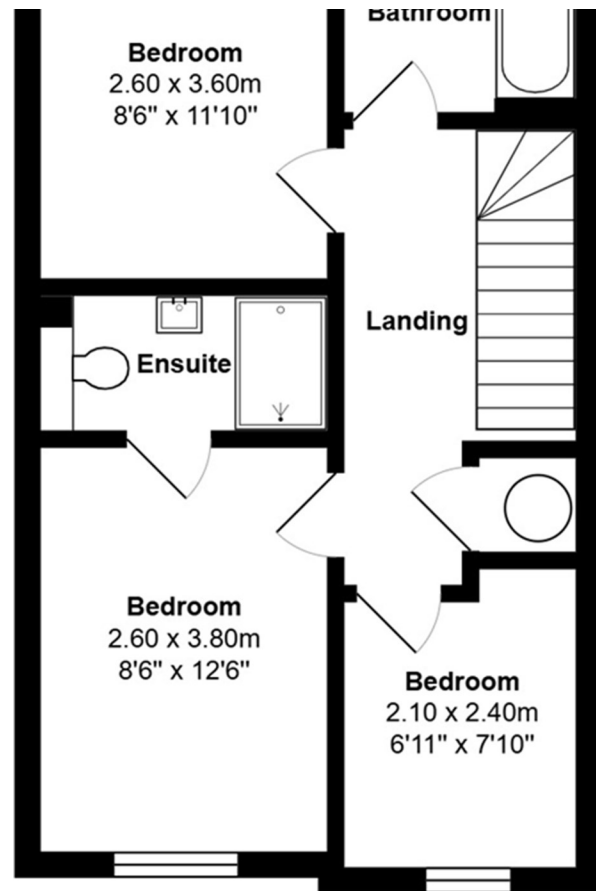
Viewings by arrangement only. Call 01752 393330 to make an appointment.

EPC Rating:

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	



Ground Floor



First Floor