

STAGS

Flat 20 Rainbow View, Parkers Way, Totnes, Devon TQ9 5UB

A contemporary, first floor one bedroom apartment, offering views over Totnes and beyond and off street parking. Sorry no pets due to the lease. EPC Band: C. Tenant Fees Apply.

Exeter 29 miles | Plymouth 24 miles | Torbay 6 miles

• One Bedroom Apartment • First Floor Apartment • Integrated Appliances • Views Over Totnes and Towards The Moors • Off Road Parking • Close to Totnes Town • Freshly Painted • Deposit: £980..00 • Council Tax Band: A • Tenant Fees Apply

£850 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.

ACCESS
The communal hallway leads to the front entrance, with door opening onto:-

OPEN PLAN KITCHEN/DINER/SITTING ROOM
An open plan kitchen lounge diner, with integrated appliances and two windows overlooking the front and beyond to the Moors.

DOUBLE BEDROOM
With a window overlooking the front, and views over Totnes to The Moors.

EN-SUITE SHOWER ROOM
With a double shower, sink inset into a vanity unit with a cupboard below and a wall mounted, light up mirror and enclosed WC.

AGENT NOTE
Please note there are major works ongoing near the property.

SERVICES
Mains electric, water and drainage. Gas - Electric.
Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.
Ofcom predicted mobile coverage for voice and data: Limited - EE, Three and Vodafone.
Council Tax Band: A.

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

DIRECTIONS
Proceed from Stags office, towards Bridgetown passing over the River Dart bridge. Turn right into Seymour Road and right again into Pathfields, following the road around where the development is then found in front of you.

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £850.00 pcm exclusive of all charges. DEPOSIT: £980.00 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 due to the lease rules.

HOLDING DEPOSIT AND 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' RIGHTS 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
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