



6 Baltic Way, Totnes, TQ9 5WY

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A well-presented first floor apartment with double length garage parking, set within a popular riverside development close to the town centre. Unfurnished. Sorry no pets. Deposit: £1,096.00. Council Tax Band: B. EPC Band: B. Tenant fees apply.

Newton Abbot: 8 miles | Plymouth: 24 miles | Exeter: 28 miles

• Modern First Floor Apartment • One Double Bedroom • Town Centre and Riverside Location • Fitted Kitchen with Integrated Appliances • Garage and Visitor Parking • Council Tax Band: B • Deposit: £1,096.00 • 12 Months Initial Tenancy • Sorry No Pets • Tenant Fees Apply

£950 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

Baltic Way forms part of a contemporary and well-regarded development situated on the edge of Totnes, enjoying a peaceful yet highly convenient position. The property lies within easy walking distance of the town centre, with its eclectic mix of independent shops, cafés, bars and amenities, together with the mainline railway station offering direct services to Exeter, Plymouth and London Paddington. The surrounding area also provides attractive riverside and countryside walks, making this an appealing base for both lifestyle and connectivity.

## ACCESS

Entrance to the flat is off of Baltic Way and once you are in the communal area, there is one flights of stairs to go up to get to the flat. Once you are in the flat, there is a hallway with an airing cupboard and doors leading to :-

## LIVING ROOM

Good size room, with carpeted flooring and a floor to ceiling window looking out to the back of the property.

## KITCHEN

The kitchen is accessed through the living room and is fitted ready to go. There are wall and floor units, a fridge freezer, a dishwasher, a washer dryer and an oven with a 4 point electric hob. There are doors that open inwards for air, however no outside space from them.

## BEDROOM

Double bedroom, with carpeted flooring and a window to the front of the property. Fitted wardrobe in the corner of the room.

## BATHROOM

Large bathroom, with tiled flooring and a frosted window to the back of the property. The bathroom consists of a shower over the bath, WC, hand wash basin and a heated towel rail.

## OUTSIDE

The apartment benefits from a double length garage providing secure parking and storage. There is further visitor parking onsite.

Communal areas are attractively landscaped and the wider setting enjoys a pleasant outlook, with nearby access to riverside walks and open green spaces.

## SERVICES

Electric, gas, water & drainage - 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 and Vodafone.

Council Tax Band: B

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov](mailto:customer.services@southhams.gov).

## LETTING

The property is available to let on an assured shorthold tenancy. RENT: £950.00 pcm exclusive of all charges. DEPOSIT: £1,096.00 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. 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).

## 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

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ltr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ltr_roadmap.pdf)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (A+)	A		
81 (A)	B	88	88
69 (B)	C		
55 (C)	D		
39 (D)	E		
21 (E)	F		
9 (F)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	