



STAGS

11 Punchards Down, Totnes, Devon TQ9 5FB

A beautiful part-furnished, 2 bedroom bungalow, situated on the outskirts of Totnes. Within walking distance of the town centre. South facing courtyard to the rear and a good size front garden. Pet by negotiation. EPC Rating Band: B. Tenant fees apply.

A38 4.5 Miles | Plymouth 22 Miles | Torbay 11 Miles | Exeter 31 Miles

• 2 Bedroom Bungalow • Part Furnished • Front and Rear Garden • Conservatory • Tenant fees apply • Deposit: £1,153.00 • 12 Months Plus • Council Tax Band: B • Pets by Negotiation (Terms Apply) • Tenant Fees Apply

£1,050 Per Calendar Month

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

SITUATION

Follaton is a sought after, desirable area located within walking distance of Totnes Town. Totnes is a bustling market town full of interest, 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.

ACCOMMODATION

ENTRANCE PORCH: Accessed from the front of the property, with a door opening into:-

LOUNGE/DINER: Double glazed bay window with views towards the fields and woodland beyond. Electric heater.

KITCHEN: Double glazed window with front aspect. Range of wall and base units with integrated stainless steel sink and drainer. Cooker, washing machine and fridge freezer.

HALL: Storage cupboard, housing the electric immersion tank with shelving.

SHOWER ROOM: Part tiled shower room with a large electric walk in shower. WC and wash hand basin.

BEDROOM 1: Double glazed window to the rear. Door leading to the conservatory.

CONSERVATORY: UPVC framed with inset double glazed units, opening sashes and door leading to the garden.

BEDROOM 2: A single bedroom. Double glazed window to the rear.

OUTSIDE

FRONT GARDEN: The front garden has been well landscaped by the current owner, with a variety of plants and shrubs, slate chippings and a paved pathway enclosed by picket fencing.

REAR GARDEN: Low maintenance rear garden enclosed by fencing, with gravel and patio seating areas and a selection of shrubs and plants. There is also a rear gate to the pathway, leading to the rear.

SERVICES

Mains electric and water - Mains connected. Heating - Electric heating.
Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.
Ofcom predicted limited mobile coverage for voice and data: Three, O2 and EE.
Council Tax Band: B

DIRECTIONS

From the Totnes office, proceed towards the Morrison's roundabout. Go straight over and continue to the traffic lights. Turn left signposted Kingsbridge/Plymouth. Continue along this road to the next set of traffic lights and turn right onto Plymouth Road. Continue along this road, taking the 6th turning on the right into Punchards Down. Bear around to the left and the property can be found on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, part furnished and is available June. RENT: £1,050 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,075 pcm. DEPOSIT: £1,211 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). 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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 ACT

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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr_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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus)	A		92
81 (plus)	B		
69 (plus)	C		
55 (plus)	D	67	
39 (plus)	E		
21 (plus)	F		
1 (plus)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	