



11 Waterside House, The Plains, Totnes, Devon TQ9 5DW

A 3 bedroom waterside apartment, with garage and river views. The property has a light and airy sitting/dining room with stunning river views. EPC Band: C. Tenant Fees Apply.

A38 6 miles | Exeter 28 miles | Plymouth 22 miles

• Three Bedroom Apartment • Waterside Apartment • River Views • Modern Fitted Kitchen • Garage • Town Centre Location • Two Floors • Council Tax Band: E • Deposit: £1,211.00 • Tenant Fees Apply

£1,050 Per Calendar Month

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

SITUATION

The property is situated in a converted waterside building in the centre of Totnes and is convenient for shops, restaurants and transport, whilst benefitting from a riverside location. Totnes is a wonderful medieval market town in the heart of the South Devon countryside, often considered the Gateway to the South Hams. Today it is a bustling and thriving market town maintaining much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including an indoor swimming pool and boating opportunities on the River Dart. The A38 Devon Expressway, with access to the cities of Exeter and Plymouth and the motorway network, is 6 miles away and there is a mainline railway allowing access to London Paddington.

ENTRANCE HALL

Radiator, understairs cupboard.

BEDROOM 1

Rear aspect double room. Patio doors to a balcony with views over the river Dart, radiator, telephone and TV points.

ENSUITE SHOWER ROOM

Thermostatic shower in cubicle, WC & hand wash basin.

BEDROOM 2

Rear aspect double room. Views over the river Dart, radiator.

FAMILY BATHROOM

Thermostatic shower over bath, radiator, WC & hand wash basin.

STAIRWELL

Stairwell ascending to the first floor landing.

LANDING

Control for velux window, telephone point.

CLOAKROOM

WC, wash hand basin, radiator.

SITTING ROOM

Doors to balcony with river views, Radiator, TV aerial point.

KITCHEN

Comprises of a ceramic hob, eye level double oven, plumbing for washing machine or dishwasher, radiator, door to.

UTILITY ROOM

New combination boiler, plumbing for washing machine.

BEDROOM 3/STUDY

Side aspect single room. Radiator.

OUTSIDE

The apartment is accessed with via the walkway from the old bridge or from The Plains. Both access points have security gates. There is a garage en-bloc to the ground floor of the development.

DIRECTIONS

With the Totnes office of Stags on your left, walk down to the mini roundabout and go straight across into The Plains. The property can be found on your left up steps through a security gate, just past Marchand Petit.

SERVICES

Mains electricity, water, drainage and gas fired central heating.

Ofcom predicted broadband services - Ultrafast: Download 900 Mbps, Upload 900 Mbps.

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

Council Tax Band: E

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available June. RENT: £1,050 pcm exclusive of all charges. 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. The Landlord would prefer no pets residing at this property.

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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (A+)	A		
81 (A)	B		
69 (B)	C		
55 (C)	D		
39 (D)	E		
21 (E)	F		
9 (F)	G		
Not energy efficient - higher running costs			
		74	78
England & Wales		EU Directive 2002/91/EC	