



5 Follaton, Plymouth Road, Totnes, TQ9 5NB

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A newly refurbished, one bedroom ground floor apartment, with access to a courtyard and enjoying a convenient yet tucked-away position close to Totnes. Deposit: £750.00. EPC Band: D. Council Tax Band: A. Tenant Fees Apply.

Totnes 0.5 Miles | A38 7.7 Miles | Plymouth 27 Miles

- One Bedroom Apartment
- Newly Refurbished Throughout
- Open Plan Kitchen
- Scenic Countryside Views
- Communal Courtyard
- Deposit: £750.00
- Council Tax Band: A
- Tenant Fees Apply

**£650 Per Calendar Month**

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

## ACCOMMODATION

A private driveway (not included with the tenancy) sweeps around to the rear of the property and to the communal courtyard, with the front door opening to:-

### OPEN PLAN SITTING ROOM

A spacious room, with laminate flooring and an electric radiator. Windows and a door provide views over, and access into the courtyard.

The sitting room leads onto:-

### OPEN PLAN KITCHEN

A newly installed, fitted kitchen with space for a refrigerator and an electric oven with a 4 point hob. Selection of wall and floor cupboards, with space and plumbing for a washing machine. A door leads to:-

### HALLWAY

With carpeted flooring and a storage cupboard. Doors lead to:-

### BEDROOM 1

A double bedroom with carpeted flooring, an electric radiator, a built in wardrobe and a window to the side.

### SHOWER ROOM

A partially tiled suite with an electric shower, W.C and a wash hand basin.

### OUTSIDE

The communal courtyard is located in front of the property entrance and is mainly laid to slab, with a washing line and a store with space for a tumble dryer. The courtyard provides ample space for seating and provides idyllic views of the surrounding countryside.

## DIRECTIONS

What3Words: failed.tries.pink

## SERVICES

Electric and water - Mains connected. Heating - Electric heating. Private drainage via a septic tank  
Ofcom predicted broadband services - Ultrafast: Download 2000 Mbps, Upload 2000 Mbps.  
Ofcom predicted limited mobile coverage for voice and data: EE, Vodafone, Three and O2.  
Council Tax Band: A

## AGENT NOTE

The tenant will be required to pay contribution towards, water, sewerage and electricity usage linked to the night storage heaters and provision of hot water of £47.00 per calendar month. The wider electricity used will be calculated via a sub-meter, paid by the landlord and then invoiced to the tenants monthly.

## LOCAL AUTHORITY

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

## LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £650.00 pcm exclusive of all charges. DEPOSIT: £750.00 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 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  
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	65	67
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	