



STAGS

3a Bridgetown, Totnes, Devon TQ9 5AB

A lovely one bedroom cottage near the town centre.

• Lounge • Kitchen • One Bedroom • Bathroom with over bath Shower • 6 Months Assured Shorthold Tenancy • Deposit £923.00 • Council Tax - Band B • Tenant Fees Apply

£850 Per Month

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

SITUATION

Situated in near the town which is a bustling market town 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 a wide range of good local schools, two supermarkets, an interesting range of galleries, together with riverside walks, the Guild Hall, churches and its very own Norman Castle. There is a mainline railway station with links to London Paddington and the A38/Devon Expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

A lovely one bedroom cottage near the town centre.

KITCHEN 13'1" x 10'2"

3.990 x 3.108 (13'1" X 3.108 (10'2"))

This room has a washing machine, fridge and cooker

LOUNGE 15'9" x 15'8"

4.803 X 4.783 (15'9" X 15'8")

BEDROOM 12'4" x 8'11"

3.778 X 2.736 (12'4" X 8'11")

BATHROOM

With shower over bath.

SERVICES

Mains gas, electric, water and drainage. Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

EPC

EPC rating - D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8197-3956-0729-1227-6913>

DIRECTIONS

From the mini roundabout at the bottom of the town go over

the Bridge and the property can be found on the right hand side once over the bridge.

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.

HOLDING DEPOSIT AND 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).

LETTING

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. 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/6915beb8bc34c86c_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
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	80
EU Directive 2002/91/EC		