



52 The Carrions, Totnes, TQ9 5XX

A well presented two bedroom terraced house, with a private courtyard garden and an allocated parking space, located in the heart of Totnes. EPC Band: TBC. Deposit: £1,211.00 Tenant fees apply.

A38: 5 miles | Plymouth: 24 miles | Exeter: 29 miles

• Two Bedroom House • Separate Kitchen • Central Totnes Location • Private Courtyard Garden • One Allocated Parking Space • Available August • Council Tax Band: B • Deposit: £1,211.00 • Tenant Fees Apply

£1,050 Per Calendar Month

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

SITUATION

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, an 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

The property is accessed via a small front courtyard housing a small storage area. The courtyard leads to the front entrance, with a door opening to:-

ENTRANCE HALLWAY

With carpeted flooring and a radiator. Doors lead to:-

KITCHEN

A Fitted kitchen with an electric oven and 4 point hob. Selection of wall and floor cupboards with a sink and a mixer tap and space and plumbing for a washing machine and a refrigerator. A window to the front provides views over the front courtyard garden.

SITTING ROOM

A light and airy room with carpeted flooring, an understairs cupboard and a radiator. Windows and a French door provides views over and access into the rear garden.

STAIRS AND FIRST FLOOR LANDING

The staircase is carpeted, rising to the first floor. The landing has carpeted flooring, a radiator and an airing cupboard. Doors lead to:-

BEDROOM 1

A double bedroom with carpeted flooring and a window to the rear.

BATHROOM

A fitted suite with vinyl flooring, a shower over bath, W.C and a wash hand basin.

BEDROOM 2

A double bedroom with carpeted flooring a storage cupboard and window to front Radiator.

REAR GARDEN

Wooden steps from the sitting room lead down to a landscaped rear garden, which is laid to gravel and bordered with picket fencing.

ALLOCATED PARKING SPACE

An allocated parking space is located to the rear of the property, on the other side of the road.

SERVICES

Electric, water, drainage - Mains connected. Heating - Electric heating. Ofcom predicted broadband services - Ultrafast: Download 10000 Mbps,

Upload 10000 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 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.uk.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,050.00 pcm exclusive of all charges. DEPOSIT: £1,211.00 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. Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & 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.

RENTER'S RIGHT 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		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	