



Westerwald House Somerset Place, Totnes, Devon TQ9 5AX

A contemporary 3 bedroom detached house, with a private garden. Further benefits include an allocated parking space and a communal cycle store. Within walking distance of the town centre. Deposit: £2,076.00, EPC Band B. Tenant Fees Apply.

Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

• A Newly Built Contemporary 3 Bedroom House • Open-Plan Kitchen with Integrated Appliances • Two Bathrooms • Private Garden • One Allocated Parking Space • Council Tax Band: D • Deposit: £2,076.00 • Tenant Fees Apply

£1,800 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

Westerwald House is accessed via Somerset Place and the communal car park. A gate leads to a natural stone path, flanked by an astroturf lawn and woodchipped planting area, with front door leading to:-

OPEN PLAN KITCHEN AND SITTING ROOM

A spacious sitting room with laminate flooring, benefitting from underfloor heating and a patio door allowing dual access to the front garden. A fitted kitchen with dual electric oven and 4 point induction hob. Selection of wall and floor cupboards, with an integrated dishwasher, washing machine and fridge freezer.

W.C

Partially tiled suite with a W.C and wash hand basin. Large storage cupboard housing the air source heating and hot water system.

STAIRS AND LANDING

The staircase is carpeted, rising to the first floor. Carpeted landing with a radiator and doors leading to:-

BEDROOM 1

Carpeted double bedroom with two windows to side and a double built in wardrobe. Radiator.

EN-SUITE

A fitted suite with a shower, W.C, wash hand basin and a towel rail.

BEDROOM 2

Carpeted double bedroom with windows to the front and side, and a double built in wardrobe. Radiator.

BATHROOM

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

BEDROOM 3

Carpeted single bedroom with a window to the side, and a double built in wardrobe. Radiator.

OUTSIDE

The rear car park is mainly laid to tarmac, with allocated parking spaces, a communal bin store and cycle store.

AGENT NOTE: Each allocated space has been wired for a potential single phase car charger (cable only, so the car charger would need to be installed by a professional contractor at a tenants own cost).

DIRECTIONS

What3Words: above.resurgent.dart

SERVICES

Electric, water and drainage - Mains connected. Heating - Air source heat pump.

Ofcom predicted broadband services - Standard: Download 1800 Mbps, Upload 220 Mbps.

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

Council Tax Band: D

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. RENT: £1,800.00 pcm exclusive of all charges. DEPOSIT: £ 2,076.00 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.

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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		95
(81-91) B	84	
(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		