

STAGS

14 Bridge Court, Castle Street, Totnes, Devon TQ9 5DB

A newly built, first floor 3 bedroom apartment, on a prestigious town centre development in Totnes, with allocated parking for 1 car and benefiting from solar panels . EPC Band: A. Deposit: £1,725.00. Sorry no pets. Tenant fees apply.

A38 6 Miles | Torquay 9 Miles | Exeter 27 Miles

• Living / Kitchen / Dining Room • Three Bedrooms & Two Bathroom • Solar Panels • Close to the Town & Train Station • Underfloor Heating System • Allocated Parking Space • Deposit: £1,725.00 • Tenant Fees Apply

£1,495 Per Calendar Month

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

SITUATION
The apartment forms part of a converted warehouse development, with good access to the railway station and town centre.

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, two supermarkets, interesting range of independent shops and galleries, together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station to London Paddington. Totnes allows easy communications 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
Staircase to first floor hall. PRIVATE INNER ENTRANCE HALL: Trip switches and overhead smoke detector, as well as the fire alarm censor. LED down lighters. Engineered oak flooring with panelled doors leading off to all rooms. LIVING/DINING ROOM/KITCHEN: An open plan room. LIVING/DINING AREA: LED down lighters and engineered oak flooring, timber double glazed French door to the side opens to a Juliette balcony. KITCHEN: Newly fitted with a range of high quality floor/wall cupboards, drawers and polished granite work surfaces, with a inset stainless steel bowl and a contemporary mixer tap. Space and plumbing for a dishwasher, refrigerator and a washing machine. Provision for a cooker. LED down lighters with carbon monoxide and smoke detectors. BEDROOM 1: LED down lighters, engineered oak flooring and double glazed window to the rear. Panel door. ENSUITE SHOWER ROOM/W.C.: A stylish fitted suite comprising recessed shower cubicle with shower, glazed door access and a fully tiled surround. Hand basin with cupboard beneath, contemporary mixer tap, mirror and tiled splash back. Dual flush W.C, LED down lighters. BEDROOM 2: LED down lighters and double glazing window to the side. BATHROOM: Comprising a white contemporary suite with a bath, vanity basin with cupboard beneath. Dual flush W.C, LED down lights and lit mirror. BEDROOM 3: LED down lighters and double glazing window to the side.

OUTSIDE
1 allocated parking space.

Note: Building works are occurring locally which might cause some disruption during the tenancy.

SERVICES
Electric, water, drainage - Mains connected. Heating - electric heating.
Property is newly built so no Ofcom data on the broadband or mobile coverage is available. Data for 8 Bridge Court is:
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: TBC

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

DIRECTIONS
From the Morrisons roundabout take the road towards Dartington. Drive past China Blue and turn left on to Castle Street. Continue down this road and Bridge Court will be found on the right hand side.

LETTING
The property is available to let on an assured shorthold tenancy. RENT: £1,495.00 pcm exclusive of all charges. DEPOSIT: £1,725.00 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.

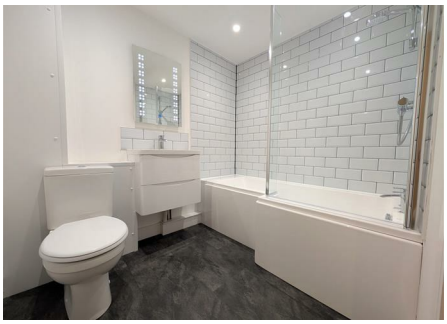
HOLDING DEPOSIT & TENANT FEES
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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 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.

STAGS
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