



18 Elmhirst Drive, Totnes, TQ9 5UX

A beautifully presented, two bedroom semi-detached bungalow, with a landscaped rear garden, garage, off street parking and idyllic rural views. Sorry no pets. EPC Band: C. Tenant Fees Apply.

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

• Two Bedroom Semi-Detached Bungalow • Beautifully Presented Throughout • Off Street Parking & Garage • Idyllic Views Over Totnes & The Countryside Beyond • Initial 12 Month Tenancy • Deposit: £1,269.00 • Council Tax Band: C • Sorry No Pets • Tenant Fees Apply • Furnished

£1,100 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

A private driveway with space for up to three cars is accessed from the road. To the right is a landscaped front garden, which is mainly laid to lawn and bordered by a well-kept flower bed and a fence. The front door opens to:-

ENTRANCE HALLWAY

An entrance hallway with tiled flooring and a radiator. Doors lead to:-

KITCHEN

A fitted kitchen with a selection of wall and floor cupboards, a 5 point gas hob, electric oven and a combi boiler. A window to the front provides views over Totnes and the countryside beyond.

SITTING ROOM

A bright and spacious sitting room, with carpeted flooring and a radiator. A large window to the front allows an abundance of light and provides panoramic views over Totnes.

REAR HALLWAY

Tiled flooring with doors leading to:-

BEDROOM 1

A double bedroom with tiled flooring and a radiator. A patio door to the rear provides views and access into the rear garden.

BATHROOM

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

BEDROOM 2

A double bedroom with tiled flooring, a built in wardrobe and a radiator. Window to the rear.

OUTSIDE

The stepped rear garden is laid mostly to lawn, with mature shrubs and bordered by fencing. A single garage is located to the side of the property with a path to the side connecting the front of the property, garage and rear garden.

AGENT NOTE

The landlord will also be storing items in the garage for the duration of the tenancy.

SERVICES

Mains electric, gas, water and drainage. Gas - Heating.
Ofcom predicted broadband services - Ultrafast: Download 10000 Mbps, Upload 10000 Mbps.
Ofcom predicted mobile coverage for voice and data: Limited - EE, Three, Vodafone and O2.
Council Tax Band: C.

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 shorthold tenancy for an initial 12 month. RENT: £1,100.00 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,269.00 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). 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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

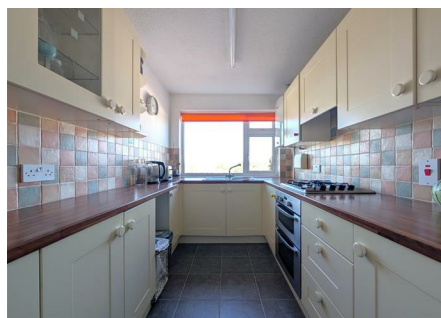
It has been confirmed that phase one of the act will be implemented on 1st May 2026.

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/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act.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
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rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC