



**STAGS**

4 Steamer Wharf, Steamer Quay Road, Totnes, Devon  
TQ9 5AL

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A well presented 3 bedroom, 3 bathroom,  
waterside townhouse located on Steamer Quay.

A38 4.5 Miles Plymouth 22 Miles Torbay 11 Miles Exeter 31 Miles

• 3 bedroom townhouse • 3 bathrooms • Parking space for 2 cars • Unfurnished • 6 month initial let • Council Tax Band: G • Tenant fees apply

**£1,400 Per Calendar Month**

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)



## SITUATION

Totnes is a bustling market town full of interest and 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.

## DESCRIPTION

A well presented 3 bedroom, 3 bathroom, waterside townhouse located on Steamer Quay.

## ACCOMMODATION

A tarmac area provides parking space for 2 cars. A gate opens to a courtyard and entrance door leading to:-

## LOUNGE DINER

Spacious room with laminate wooden flooring. Gas fire. Radiators, understairs cupboard and glazed doors offering views over the River Dart.

## KITCHEN

Kitchen with oven and 7 point gas hob. Sink with mixer tap. Wine fridge and selection of wall and floor cupboards with integrated dishwasher and fridge freezer.

## UTILITY ROOM

A selection of wall and floor cupboards with plumbing for a washing machine.

## CONSERVATORY

Tiled floor with bifold doors providing access into the courtyard

## STAIRS AND LANDING

The staircase is carpeted and rises to the first and second floor. Landing with doors leading to:-

## BEDROOM 1

Large double bedroom with glazed doors providing views of the River Dart. Built in wardrobe. Access to:-

## MASTER BATHROOM

Tiled floor. Large shower with separate bath. W.C. Two wash hand basins and storage cupboards.

## BEDROOM 3

Double bedroom with windows providing views to front.

## SHOWER ROOM

Shower with W.C and wash hand basin.

## BEDROOM 2

Double bedroom with roof light and built-in wardrobe. Door leading to:-

## EN-SUITE SHOWER ROOM

Shower with W.C and wash hand basin.

## OUTSIDE

A gate leads to a courtyard which is bordered by mature shrubbery.

## SERVICES

Mains electric, water and drainage.

## LOCAL AUTHORITY

Council Tax Band G: 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 6 months. RENT: £1,400.00 pcm exclusive of all charges. Children/pets might be considered. DEPOSIT: £1,615.00 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

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus) A		81
81-91) B		
69-80) C		62
55-68) D		
49-54) E		
39-48) F		
31-38) G		
1-30) H		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		