



2 Bridge Road, Totnes, Devon TQ9 5FG

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A beautifully presented 3 bedroom semi-detached home in the sought after area of Follaton. Sorry no pets. EPC Rating Band: D. Deposit: £1,500.00. Tenant Fees Apply.

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

• 3 Double Bedrooms • Recently Refurbished Throughout • Air Source Heat Pump For Heating & Hot Water • Modern Kitchen & Bathroom • Landscaped Rear Garden • Deposit: £1,500.00 • Council Tax Band: C • Sorry No Pets • Tenant Fees Apply

**£1,300 Per Calendar Month**

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

## SITUATION

Follaton is a sought after, desirable area located within walking distance of Totnes Town. 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, a supermarket, 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 by steps to a composite, partially glazed front door leading to:-

## HALLWAY

An entrance hallway with laminate flooring and a radiator. Deep storage cupboard with plumbing for a washing machine. Cupboard containing a hot water cylinder. Doors leading to:-

## KITCHEN

A recently fitted kitchen with an electric oven and 4 point hob. Sink with mixer tap. Selection of wall and floor cupboards with an integrated dishwasher and fridge freezer. Window to the side.

## SHOWER ROOM

Recently fitted suite with a large shower, WC, wash hand basin, towel rail and window.

## BEDROOM 1

Carpeted double bedroom. Window to the side. Radiator.

## LOUNGE DINER

Spacious room with laminate wooden flooring. 3 radiators, understairs cupboard and dual aspect windows. The rear garden can be accessed through French doors. Stairs leading to:-

## STAIRS AND LANDING

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

## BEDROOM 2

Carpeted double bedroom. Window to the rear. Radiator.

## BEDROOM 3

Carpeted double bedroom. Window to the rear. Radiator.

## W.C

WC and wash hand basin.

## OUTSIDE

The garden is laid mostly to gravel and bordered with some flower beds, decking and a patio area.

## SERVICES

Mains electricity, water and drainage. Heating and hot water- Air source heat

pump.

Ocom predicted broadband services - Ultrafast 2000 Mbps 2000 Mbps  
Ocom predicted mobile coverage for voice and data: EE, Vodafone, O2 and Three.

Council Tax Band: C

## LOCAL AUTHORITY

Council Tax Band C: 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 12 months plus. RENT: £1,300.00 pcm exclusive of all charges. DEPOSIT: £1,500.00 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.

## RENTERS' 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://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\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act_roadmap.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  
01803 866130  
[rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	