



**STAGS**

## 2 Throgmorton House New Walk, Totnes, TQ9 5GZ

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A wonderful two-bedroom house with allocated parking in Totnes' highly sought-after Throgmorton House. EPC Band: D. Sorry no Pets. Tenant Fees Apply.

Newton Abbot 8 miles | Plymouth 24 miles | Exeter 28 miles

• Spacious Two Bedroom House • Recently Redecorated Throughout • Spacious Dual-Aspect Sitting Room • Modern Kitchen With Ample Storage • One Allocated Parking Space and Further Visitor Parking • 12 Months Plus • Sorry no Pets • Deposit: £1,326.00 • Council Tax Band: D • Tenant Fees Apply

**£1,150 Per Calendar Month**

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

## SITUATION

The property is only a stone's throw from the banks of the River Dart and town centre of Totnes, a bustling Elizabethan market town, renowned for its rich history and cultural charm. Residents enjoy access to a plethora of amenities, including excellent local schools, diverse shopping facilities, and recreational pursuits such as an indoor swimming pool and boating opportunities on the River Dart.

For commuters, the A38 Devon expressway is conveniently located approximately 6 miles away, providing swift connections to the bustling cities of Exeter and Plymouth, as well as the wider countryside. Furthermore, Totnes benefits from mainline rail links to London Paddington, adding to its accessibility and appeal.

## ACCESS

Throgmorton House is accessed from New Walk and this property can be accessed through the car park, with a gate leading to the front walkway and front door. The front door leads to a hallway with understairs storage and doors leading to :-

## LIVING ROOM

Good size room with a window to the front and the side of the property.

## KITCHEN

Modern kitchen with wall and floor units, a fridge freezer, an oven and 4 point hob, extractor fan and plumbing for an appliance. There is a window to the side of the property.

## UTILITY WITH WC

Benefits from a sink, WC and plumbing for an appliance.

## STAIRWELL

Stairwell ascending to the 1st floor hallway, with an airing cupboard and doors leading to :-

## BEDROOM 1

Double bedroom with a fitted wardrobe and windows to the side and front of the property.

## BEDROOM 2

Double bedroom with a window to the side of the property.

## BATHROOM

Comprises of a shower cubicle, WC, bidet, hand wash basin and a heated towel rail.

## OUTSIDE

An allocated parking space ensures ease of access, while additional visitor parking is available within the development. The charming exterior of the house, with its stone façade and large windows, adds to the overall appeal and character of this lovely home.

## SERVICES

Electric, water and drainage - Mains connected. Heating - Electric.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

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

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.

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,150.00 pcm exclusive of all charges. Sorry no Pets. DEPOSIT: £1,326.00 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.

## RENTERS RIGHT BILL

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\\_right\\_to\\_cancel\\_a\\_tenancy.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_right_to_cancel_a_tenancy.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)



@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>58</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		