



30 Follaton Rise, Totnes, TQ9 5FX

A modern 4 bedroom, semi-detached property in Totnes. The property is spread across three floors and benefits from a driveway, garage and rear garden. Unfurnished. Pets by Negotiation. Deposit: £2,653.00. Council Tax Band: E. EPC Band: A. Tenant fees apply.

Exeter 26 miles | Plymouth 24 miles | A38 6 miles.

- Four Bedroom Semi-Detached House
- Driveway and Garage
- Rear Enclosed Garden
- Modern Throughout
- Good Commuter Links
- Pets By Negotiation
- 12 Months Plus
- Council Tax Band: E
- Deposit: £2,653.00
- Tenant Fees Apply

£2,300 Per Calendar Month

01803 866130 | rentals.southdevon@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, 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.

ACCESS

The property is accessed off of Follaton Rise and the front door is accessed via a walkway next to the drive.

ENTRANCE HALLWAY

The front door opens up to a hallway, with doors leading to :-

BEDROOM 1 WITH ENSUITE

BEDROOM - Double bedroom, with separate snug area, Juliet balcony and a window to the rear garden.

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

GARAGE

Single garage, which can be accessed from the ground floor and also the driveway, with storage cupboards.

STAIRWELL TO LOWER GROUND FLOOR AND 1ST FLOOR

Stairs to 1st floor and lower ground floor are carpeted, both leading to landings, with an airing cupboard on the 1st floor.

From the lower ground floor landing, doors lead to :-

UTILITY ROOM

Comprises of a washing machine, tumble dryer, sink and downstairs WC with a hand wash basin.

OPEN PLANNED LIVING/DINING ROOM/KITCHEN

LIVING ROOM - Good size room, which benefits from an electric fireplace and French sliding doors leading to the rear garden.

KITCHEN/DINER - The kitchen benefits from an integrated fridge/freezer, dishwasher, oven, 5 point gas hob, floor and wall units. There is space for a dining table and also French sliding doors leading to the rear garden.

STAIRWELL

Stairwell ascending to the 1st floor, with doors leading to :-

BEDROOM 2 WITH ENSUITE

BEDROOM - Double bedroom with a Juliet balcony overlooking the front of the property.

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

BEDROOM 3

Double bedroom with a Juliet balcony overlooking the rear garden.

BEDROOM 4

Good size single bedroom with a window overlooking the rear garden. Could be used as a study/office.

BATHROOM

Comprises of a shower over bath, WC, hand wash basin and a heated towel rail.

OUTSIDE

REAR GARDEN - Good size garden, half of the garden is decked and the other half is Astro turf. There is a canopy area to enjoy the fresh air, pond area and a storage cupboard. There are also

steps leading up to the side gate, with access to the front of the property.

DRIVEWAY - There is a single driveway to the front of the property, which benefits from an electric charger.

SERVICES

Electric, water, drainage, gas - mains connected. Heating - gas central heating.

The property benefits from Solar Panels.

Ofcom predicted broadband services - Ultrafast - Download: 2000 Mbps. Upload: 2000 Mbps

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

Council Tax Band: E

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available mid April. RENT: £2,300 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be an extra £25pcm per pet. DEPOSIT: £2,653 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 AND 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 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_Renters_Right_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

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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (91-100)	A		
81 (61-91)	B		
69 (40-81)	C		
55 (40)	D		
39 (34)	E		
21 (21-39)	F		
1 (1-21)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	