



41 Courtfield, Totnes, Devon TQ9 5RG

A spacious and beautifully presented two double bedroom bungalow, with a workshop/store, landscaped rear garden and offering idyllic views over Totnes and the countryside beyond. EPC Band: D. Tenant Fees Apply.

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

• Spacious Two Bedroom Bungalow • Two Shower Rooms • Separate Kitchen • Landscaped Rear Garden • Idyllic Views • Attached External Store/ Workshop • Pet Considered (Terms Apply) • Council Tax Band: D • Deposit: £1,326.00 • Tenant Fees Apply

£1,150 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 set of steps leading up to the property are accessed from the road. To the left is a landscaped front garden, which is mainly laid to block paving and gravel, with a well kept flower bed and bordered by low walls. The front door opens to:-

PORCH

With tiled flooring and a window to the side. A door leads to:-

HALLWAY

With carpeted flooring, an airing cupboard, a storage cupboard and a radiator. Doors lead to:-

OPEN PLAN SITTING / DINING ROOM

A bright and spacious room, with carpeted flooring and two radiators. Large windows to the front allow an abundance of light and provide panoramic views over Totnes and the countryside beyond.

KITCHEN

A fitted kitchen with a selection of wall and floor cupboards, a 4 point electric hob, an integrated electric oven, microwave, fridge and freezer. A window to the rear provides views over the landscaped rear garden. A door leads to:-

REAR HALLWAY

With tiled flooring and a cupboard providing space and plumbing for a washing machine and a tumble dryer. A door provides access to the rear garden

BEDROOM 1

A double bedroom with carpeted flooring, a built-in triple wardrobe, two built-in drawers and a built-in dressing table. Radiator. A large window to the front provides idyllic views.

EN-SUITE SHOWER ROOM

A fitted suite with an electric shower, bidet, W.C., wash hand basin and a radiator

BEDROOM 2

A small double bedroom with carpeted flooring, a built-in wardrobe with shelving to the side and a radiator. Window to the rear.

SHOWER ROOM

A fitted suite with an electric shower, W.C., wash hand basin, radiator and a window to the rear.

OUTSIDE

The rear garden is stepped and laid mostly to lawn, with mature shrubs, a large seating area and bordered by fencing. A path to the side connects the front of the property.

WORKSHOP/STORE

With a wrap around worktop to one side, electric, light provision and a window to the front.

SERVICES

Mains electric, gas, water and drainage. Gas - Heating.

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

Ofcom predicted mobile coverage for voice and data: Limited - EE, Three, Vodafone and O2.

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.uk.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,150.00 pcm exclusive of all charges. 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.

Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
67		75
England & Wales		EU Directive 2002/91/EC