



## The Anchorage Redoubt Hill, Kingswear, Dartmouth, Devon TQ6 0DA

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A fantastic 4 bedroom family home with a study, in an elevated position. The property provides stunning views over the River Dart and is located in a sought after and peaceful location in Kingswear. Part Furnished or Unfurnished. Pets by negotiation. EPC Band: D. Tenant fees apply.

Torquay: 10 miles | Totnes: 11 miles | Exeter 39 miles

- Idyllic Rural & Water Views
- Landscaped Gardens
- Gardener Included In The Rent
- Garage and External Store
- Off Street Parking
- 12 Months Plus
- Pets By Negotiation (Terms Apply)
- Council Tax Band: G
- Deposit: £3,461.00
- Tenant Fees Apply

### £3,000 Per Calendar Month

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

## SITUATION

Kingswear sits on the sunny east bank of the River Dart, opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is one of the most picturesque in the South Hams, offering two popular pubs, a tapas wine bar, coffee shop, post office, village shop, primary school and a church. Kingswear is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. There is plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton, whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants. The South Devon Expressway (A380) is 12 miles away and provides speedy access to Exeter and the country beyond, whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.

## ACCOMMODATION

Situated in a prime location on Redoubt Hill in Kingswear, The Anchorage is a stunning detached house with breathtaking views across the River Dart to the Britannia Royal Naval College. The property boasts a ground floor, self-contained annexe with a kitchen, shower room and bedroom, perfect for guests or extended family.

The ground floor also features a second en-suite guest bedroom, as well as four reception rooms including a living/dining room with a bay window and an open fire, a sun lounge, study, and a spacious kitchen/breakfast room. The kitchen is well-equipped with a wood burning stove, walk-in pantry, Lacanche range, electric oven with a 4 point gas hob, freestanding fridge, wine fridge, and dishwasher.

Upstairs, you'll find two more en-suite bedrooms, including the principal bedroom with its own private balcony overlooking the river. The property also benefits from outbuildings, a terrace, double garage, garden, and ample parking.

## OUTSIDE

The Anchorage offers ample parking on a private driveway, which includes a large garage with an

adjoining 15' storage room.

The gardens are a delight, with well-established landscaping that includes mature shrubs and beds. There are several lovely seating areas and terraces, perfect for enjoying the views, soaking up the sunshine, or watching the picturesque sunsets.

## AGENT NOTE

A general gardener will attend roughly every month and is included in the rent.

## SERVICES

Mains electricity, water and drainage. Oil fired heating. LPG bottle fed hob. Council Tax Band; G.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov](mailto:customer.services@southhams.gov).

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished  
RENT: £3,000.00 pcm exclusive of all charges.  
DEPOSIT: £3,461.00 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).

## 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.



*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.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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