



Flat 7 Redwalls House, Townstal Road, Dartmouth,  
Dartmouth, Devon TQ6 9HY

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An unfurnished one bedroom first floor flat with  
one allocated parking space.

Kingsbridge - 15 miles Totnes - 16 miles

• Open Plan Living Area • Double Bedroom • Shower Room • Allocated  
Parking • Communal Laundry Room • Communal Gardens • Available  
April • Deposit £836.00 • Council Tax Band B • Tenants Fees Apply

£725 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Wooden door from communal hallway into:

### ENTRANCE HALL

Fitted carpet, entry phone

### OPEN PLAN LIVING AREA

KITCHEN AREA - A range of new fitted floor and wall units, stainless steel sink unit and drainer, free standing electric cooker, extractor cooker hood, under counter refrigerator, cupboard housing hot water tank, newly fitted wood effect laminate flooring, smoke alarm.

LIVING AREA - Fitted carpet, electric panel heater, French doors to balcony

### DOUBLE BEDROOM

Double room, fitted carpet, double glazed window to side elevation, electric panel heater, feature fireplace (none working).

### SHOWER ROOM

White suite comprising a curved shower cubicle with electric shower and glazed screen, toilet, pedestal hand basin, freestanding white cupboard unit, fixed electric wall heater, mirror, wood effect laminate flooring, loft hatch.

### COMMUNAL LAUNDRY ROOM

Communal laundry room with washing machine specific for to Flat 7.

### OUTSIDE

Communal gardens with allocated parking space.

### SERVICES

Mains Electric. Mains Water and Drainage. Council Tax Band B. EPC Band E.

### SITUATION

Known as the jewel of the South Hams, the pretty waterside town of Dartmouth is a popular boating centre boasting a world famous regatta. Steeped in history and known for its naval college, it enjoys narrow streets and cobbled lanes hosting an abundance of chic boutiques and galleries, not to mention its array of gourmet restaurants, delicatessens, pubs and street side cafés. For commuting and access to the South Hams, Exeter has an international airport, Plymouth has a ferry terminal and Devon

benefits from a comprehensive rail network and road links to the M5 motorway giving easy access

### DIRECTIONS

From Stags Office follow Victoria Road out of Dartmouth until it meets Townstal Road, just past the crossroads on the left hand side of the road you will see a large cream building which is Redwalls House.

### LETTINGS

The property is available to let on an assured shorthold tenancy for 6/12 months plus, unfurnished and is available at the end of April. RENT: £725.00 pcm exclusive of all charges; water is payable to the management company. DEPOSIT: £836.00. Deposit 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. Stags 01803 833681. Unfortunately, not suitable for pets.

### 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.



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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		82
81-91 B		
69-80 C		
55-68 D	50	
44-54 E		
31-43 F		
21-30 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		