



**STAGS**

Creek End Old Mill Lane, Dartmouth, TQ6 0HL

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A unique and beautifully presented 4 bedroom detached house with a large internal studio /store, idyllic rural views and off street parking for up to 5 cars. EPC Band: C. Pets by negotiation. Tenant fees apply.

Totnes: 11 Miles | Plymouth: 30 Miles | Exeter: 40 Miles

• Spacious 4 Bedroom House • Roof Terrace With Landscaped Gardens • Large Internal Studio/Store • Far Reaching Countryside Views • Council Tax Band: F • Pets By Negotiation • 6 Months Plus • Deposit: £3,155.00 • Furnished or Unfurnished • Tenant Fees Apply

**£2,700 Per Calendar Month**

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



## SITUATION

Approximately a mile upstream from Dartmouth, Old Mill Creek is home to a small number of charming properties, surrounded by tranquil woodland and attractive walking trails.

Dartmouth itself is a vibrant and historic town, offering an excellent range of shops, boutiques, galleries, pubs, and restaurants. It is also home to the renowned Britannia Royal Naval College. Local amenities include a leisure centre with an indoor swimming pool, a Sainsbury's, an M&S Food Hall, a cinema with an adjoining library, and both primary and secondary schools.

Set within the South Devon Area of Outstanding Natural Beauty, Dartmouth lies in the heart of the South Hams district. The nearby market town of Totnes provides a mainline rail service to London, while the A38 offers convenient road links to Plymouth, Exeter, and the M5 motorway beyond.

## ACCOMMODATION

Creek End is a beautifully finished, detached home set in just under half an acre of landscaped grounds.

Arranged over three floors, the interior is light-filled and spacious throughout. The ground floor is dedicated to open and sociable living, perfect for modern family life.

A welcoming entrance hall/study leads into a superb open-plan kitchen, breakfast room and sitting area. This stylish space is ideal for entertaining and family gatherings. The kitchen features a central island with an inset Belfast sink and space for a dishwasher, while a feature Aga (the Aga Modul has electric ovens, with (propane) gas rings on the top) adds character and warmth.

Flowing seamlessly from the kitchen, the dining area and sitting room both enjoy French doors opening out to a generous sun terrace, extending the living space outdoors and offering the perfect setting for alfresco dining, all while taking in panoramic views of the South Hams countryside. The sitting room also boasts a bespoke granite fireplace with an inset wood-burning stove. In addition to the open-plan living area, there is a formal dining room, also featuring a fireplace with wood burning stove and French doors to the terrace. Adjacent to the kitchen is a utility/laundry room with access to the rear terrace, along with a convenient cloakroom.

A striking spiral staircase leads to the first-floor landing, complete with a vaulted ceiling and exposed beams. The dual-aspect principal bedroom continues this architectural theme and benefits from far-reaching countryside views, along with a spacious en suite bathroom featuring both a bath and a separate shower.

There are three further double bedrooms, one of which enjoys direct access to a private balcony, offering an idyllic vantage point over the surrounding landscape.

The lower ground floor, accessed via the formal dining room, is currently used as a garden room/studio and storage area. With French doors opening onto another terrace, this level enjoys an abundance of natural light and beautiful views.

## OUTSIDE

On arrival to Creek End there is a tarmac parking area providing space for multiple vehicles, complemented by an additional gravelled section that could

also accommodate several cars.

To the rear of the property, the spacious garden is mainly laid to lawn and predominantly bordered by mature shrubs. Adjoining the main living areas is also a spacious terrace, enclosed by custom, hand-forged railings which have been designed to enhance and frame the views.

## SERVICES

Mains electric and water. Heating - Oil fired heating. LPG for AGA. Private drainage

Ofcom predicted broadband services - Superfast: Download 36 Mbps, Upload 7 Mbps.

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

Council Tax Band: F

## DIRECTIONS

From Townstall Road, turn left onto Archway Drive, then turn left onto Old Mill Lane and follow until you see Creek End on your right.

What3Words: quick.laces.become

## 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 shorthold tenancy. RENT: £2,700.00 pcm exclusive of all charges. DEPOSIT: £3,115.00 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.

## RENTERS RIGHT BILL

The forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the 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).



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)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
England & Wales	69	75
EU Directive 2002/91/EC		