



Green End , 23 Church Road, Dartmouth, Devon TQ6 9HQ

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A charming Edwardian ground floor apartment featuring bright living spaces, 2/3 bedrooms and a designated parking space. EPC Band D. Sorry no pets. Tenant fees apply.

Totnes: 13 Miles | Plymouth: 30 Miles | Exeter: 40 Miles

• 2/3 Bedroom Ground Floor Apartment • Parking For One Car • Lift Access to Lower Ground Floor Bedroom • Quiet Residential Area • 6 Months Plus • Sorry No Pets • Council Tax Band: B • Deposit: £980.00 • Tenant Fees Apply

£1,000 Per Calendar Month

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## SITUATION

Nestled where the River Dart meets the sea, Dartmouth stands as one of South Devon's most captivating destinations. This picturesque waterside town enchants visitors with its historic cobbled streets, stunning riverside setting, and the gentle hills that embrace the surrounding landscape. The town provides an excellent blend of culture and convenience, featuring an array of independent boutiques, art galleries, pubs, and restaurants. Residents and visitors alike benefit from comprehensive amenities including a medical centre, cinema, library, two swimming pools, leisure centre, and three supermarkets. Dartmouth also proudly houses the prestigious Britannia Royal Naval College, adding to its distinguished maritime heritage. The town's cultural calendar brims with celebrated events throughout the year, from the renowned Dartmouth Music Festival to the spectacular Port of Dartmouth Royal Regatta and the acclaimed Dartmouth Food Festival. The deep-water harbour serves as a magnet for sailing enthusiasts worldwide, while the stunning Devon coastline lies just moments away. Dartmouth's location offers the perfect balance of coastal tranquillity and accessibility. The A38 Devon expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington, making this charming riverside haven surprisingly accessible.

## DESCRIPTION

Green End, is a charming ground floor apartment nestled within a distinguished Edwardian property dating back to 1908, originally constructed for the local church. This beautifully appointed home perfectly balances tranquil residential living with exceptional convenience, offering effortless access to both the bustling town centre and only a short level walk from the main bus route. The thoughtfully designed accommodation features a bright sitting room crowned by an elegant bay window that frames picturesque views of the adjacent green space. The property provides excellent flexibility with a well-appointed separate kitchen, modern bathroom, and two comfortable bedrooms on the ground level. A smart Stiltz lift provides access to a versatile lower level, perfect as either a third bedroom or private study, complete with its own dedicated shower room. Outside, residents will appreciate the beautifully maintained low-maintenance garden area to the front, while a designated parking space ensures hassle-free convenience. This exceptional apartment seamlessly blends period character with modern functionality in a popular residential area.

## ACCOMMODATION

Upon entering through the front door, you're welcomed into a bright and airy sitting room that showcases the property's period character with high ceilings and a wonderful bay window flooding the space with natural light. An attractive electric fireplace creates an inviting focal point, while elegant laminate flooring flows seamlessly throughout the accommodation. The well-designed kitchen impresses with its comprehensive range of floor and wall-mounted units set against stylish tiled surrounds. Modern conveniences include an integrated electric oven, hob, and dishwasher, with thoughtfully planned space for a washing machine and fridge/freezer. A practical side door provides convenient external access directly from the kitchen. The flexible layout offers exceptional versatility, with the first bedroom accessible directly from the kitchen—perfect for use as either a bedroom or elegant dining room. This space features built-in wardrobes and enjoys views toward the rear of the property, including glimpses of the historic Britannia Royal Naval College's top gate. The well-appointed bathroom includes a bath with a lift facility, WC, wash basin, and heated towel rail for added comfort. The second bedroom, positioned to the rear, maximizes storage with built-in wardrobes and houses the efficient gas-fired boiler in a discrete cupboard. The property's most innovative feature is the ingenious Stiltz lift that emerges discretely from the floor, providing remote-controlled access to an exceptional versatile space below. This unique area offers endless possibilities as a third bedroom, private study, or creative workshop, accessible via the lift or through its own independent external entrance. The lower level is perfectly complemented by a modern shower room featuring a walk-in shower, WC, wash basin, and heated towel rail.

## OUTSIDE

To the front of the property is a small area of low maintenance garden. To the side is a designated parking space whilst there is plenty of on street parking available situated around a lovely, communal green space.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. Hive thermostat.

Mains connected Electric, gas, water and drainage - Gas central heating. Hive thermostat. Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps. Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone. Council Tax Band: B

## DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and when you reach the beginning of Townstal Road, turn left into Church Road. Continue to the top of the hill where you find the property a short distance on the right-hand side.

## 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 for 12 months plus, unfurnished. RENT: £1,000.00 pcm exclusive of all charges. Pets considered. DEPOSIT: £1,153.00, 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

Although a date for the implementation has yet to be announced, 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](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) 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	66	74
EU Directive 2002/91/EC		