

STAGS

9 South Embankment, Dartmouth, Devon TQ6 9BH

A 1st floor studio, situated in the centre of Dartmouth on the riverfront. EPC Band: E. Deposit: £750.00. Tenant fees apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Studio Apartment • First Floor Walk Up • Town Centre Location • River Views • Utility Area • Deposit: £750.00 • Council Tax Band: A • Available November • Tenant Fees Apply

£650 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION
Known as the jewel of the South Hams, the beautiful 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 to the rest of the UK and Europe.

ACCESS
Access through a communal door off South Embankment, hallway with stairs leading up to the first floor flat, with doors opening to:-

UTILITY AREA
Porch area leading through to the utility area, with space for appliances.

BATHROOM
Comprises of a WC, hand wash basin and a shower cubicle.

OPEN PLAN LIVING AREA
KITCHEN - Wall and floor units, with space for an oven and hob
LIVING AREA - Good size living/sleeping area off the side of the room.
Windows to the front and side, river view from the side.

SERVICES
Mains electric, water and drainage. Council Tax Band: A.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.
Ofcom predicted mobile coverage for voice and data: Limited - EE, Three and O2.

LOCAL AUTHORITY
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS
From Duke Street turn right towards the Boat Float and turn right at Warrens. Carry on along this road and into Fairfax Place, at Roly's Fudge Pantry turn left into Hauley Road and the entrance to this property is on the left hand side being the last door on this road.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available November. RENT: £650.00 pcm exclusive of all charges. DEPOSIT: £750.00 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. The Landlord would prefer no pets residing at this property due to the lease.

HOLDING DEPOSIT & TENANT FEE
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.

RENTERS 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.

STAGS
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