



23 South Town, Dartmouth, TQ6 9BX

£1,800 PCM

- Pets Considered
- Double Fronted Town House
- Rear Garden
- Part Furnished
- Pleasant Views
- Available Now

# 23 South Town, Dartmouth TQ6 9BX

Available Now | Pets Considered | Part Furnished | Rear Garden | Four Bedrooms | Two Reception Rooms | Stunning Double Fronted Town House | Wonderful Views | Desirable Dartmouth Location | Gas Central Heating | Garage.



Council Tax Band: E



A stunning double fronted townhouse located in a highly desirable area of Dartmouth, offering generous living space and wonderful views.

This impressive property is available now and is offered part furnished, with pets considered. The accommodation is arranged over multiple levels and comprises four well proportioned bedrooms, two spacious reception rooms, and a well-appointed kitchen, making it ideal for families or those seeking flexible living space.

Further benefits include gas central heating, a private rear garden, and the added convenience of a garage a short distance away from the house in the town. The home's attractive double fronted façade enhances its charm, while its elevated position allows for delightful outlooks across the surrounding area.

An excellent opportunity to rent a substantial and characterful home in one of Dartmouth's most sought after locations.

### MATERIAL INFORMATION

Monthly rent: £1,800

Security deposit: £2,000

Holding deposit: £415

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: Wood burner and Underfloor heating

Appliances Included: Oven, Hob, Fridge Freezer, Washing Machine, Dryer and Dishwasher.

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - Poor

Parking: Garage (the garage belonging to the property is in town, not attached to the house)

Outside Space: Rear Garden

Non Permitted Areas: 'Donkey House' (Annexe) at the end of the garden is NOT included in the tenancy.

Building safety issues: No

Restrictions - Listed Building: Grade 2 listed

Restrictions - Conservation Area: to my knowledge Dartmouth is in a designated conservation area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Loft access: Yes - insulated and boarded, accessed by: via a ladder

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### RESTRICTIONS

Pets are considered on a case by case basis, smoking/vaping is not permitted in the property.

### VIEWINGS

Viewing the property 'in person' is essential to proceed with an application, this can be done by appointment only with Luscombe Maye.

### TENANCY TYPE

Assured Shorthold Tenancy with rent payable monthly in advance.

### REFERENCING CRITERIA

To meet the referencing criteria for a tenancy, the applicant/s would have to evidence a total annual income of at least 2.5x the annual rent.

By way of an example if the monthly rent is £1,800, the applicant/s must be able to prove an annual household income of at least £54,000

### RENTERS RIGHTS ACT

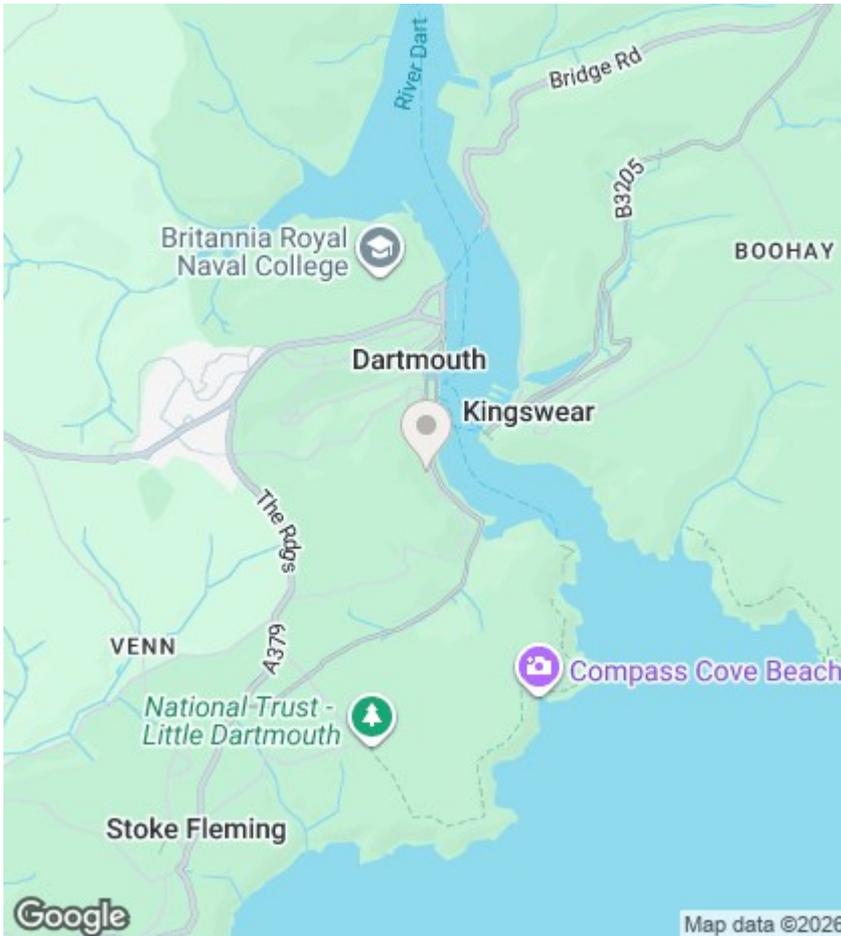
The Government has now confirmed the implementation date for 'phase one' of the Renters Rights Act.

The first phase of reforms will come into effect on 1st May 2026. From this date, all existing assured shorthold tenancies will automatically transition to the new tenancy system, and all new private tenancies will be created under the updated rules.

Phase one focuses specifically on tenancy reform, including:

- The move to assured periodic tenancies
- Limits on rent in advance
- A ban on rental bidding
- Clearer regulations for rent increases via Section 13 notices
- Strengthened anti-discrimination protections
- New rights relating to pets in rented homes

For further information or advice, please contact Luscombe Maye.



## Directions

## Viewings

Viewings by arrangement only. Call 01752 393330 to make an appointment.

## EPC Rating:

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	

