



41-43 Clarence Street, Dartmouth, TQ6 9NW

A unique and beautifully presented three bedroom second floor apartment, situated on one of Dartmouth's most favoured roads. Furnished. Sorry no pets due to Head Lease restrictions. EPC Band: D. Deposit: £1,557.00 Tenant fees apply.

Totnes: 12 miles | Plymouth: 29 miles | Exeter 40 miles

• Central Dartmouth Location • Superbly Furnished Throughout • Three Double Bedrooms • Idyllic Views Over Dartmouth & The River Dart • Grade II Listed • Council Tax Band: B • Sorry No Pets Due To Head Lease Restrictions • Deposit: £1,557.00 • Tenant Fees Apply

£1,350 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.

ACCOMMODATION

The property is accessible from Clarence Street. With a door opening to a communal hallway and stairs which ascend to the second floor and front door, which leads to:-

ENTRANCE HALLWAY

With vinyl tile flooring a wall mounted cabinet and coat rail. Doors lead to:-

SITTING ROOM

A spacious room with carpeted flooring, a radiator. Windows to the front allow an abundance of light and provide views over Dartmouth and the River Dart.

KITCHEN

A recently installed, fitted kitchen with an undercounter fridge freezer, an electric oven with a 4 point hob. Selection of wall and floor cupboards. A window to the rear provides panoramic views over Dartmouth.

BEDROOM 1

A light and airy double bedroom with carpeted flooring and two double built in wardrobes, a radiator and a window to the front.

BATHROOM

A recently refurbished, partially tiled suite with a bath and electric shower above, W.C, a wash hand basin, a heated towel rail and an airing cupboard.

BEDROOM 2

A double bedroom with carpeted flooring and a single double built in wardrobe, a radiator and a window to the front.

BEDROOM 3

Accessible via a feature black steel framed, glazed double door. Bedroom 3 has carpeted flooring with a built in wardrobe, a radiator and a window to the side which provides idyllic views over Dartmouth and the River Dart beyond.

SERVICES

Electric, water, drainage - Mains connected. Heating - electric heating.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.

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

Council Tax Band: A

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 Stags Dartmouth office turn right on Duke Street towards the Royal Avenue Gardens and then left on to Mayors Avenue. Follow the one way system towards the North Embankment and the road will bend to the left. Just before The Ship in Dock turn left onto Clarence Street. 41-43 Clarence street will be found a short distance on the left hand side.

What3Words: observes.precautions.adverbs

LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £1,350.00 pcm exclusive of all charges. DEPOSIT: £1,557.00 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 AND TENANT FEES

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.

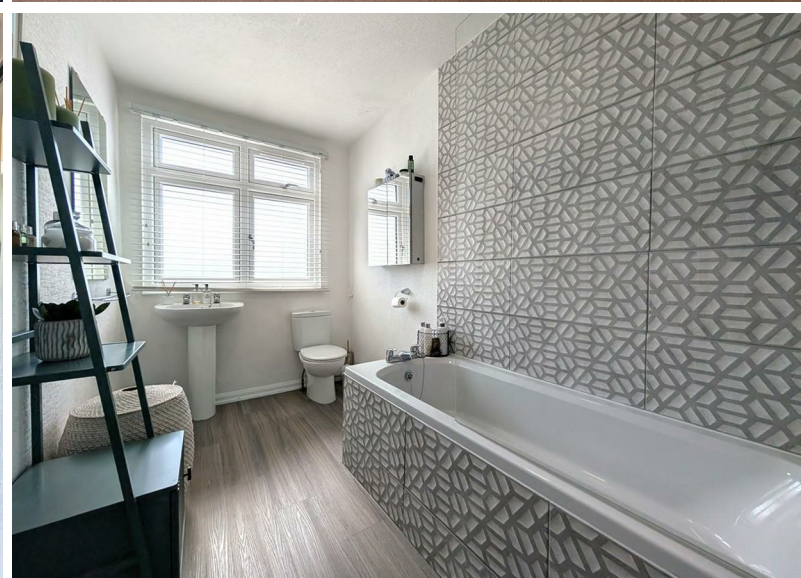
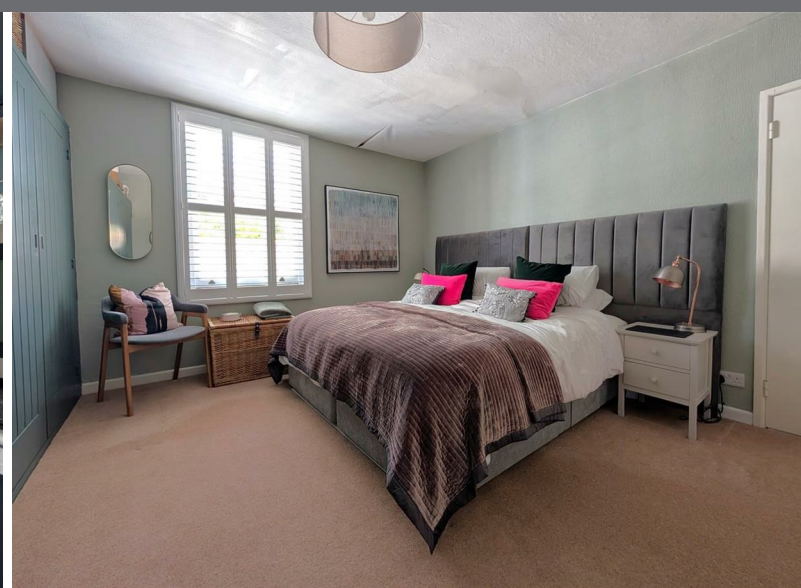
RENTERS' RIGHTS ACT

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.



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@StagsProperty

