



2 Town Close, Dartmouth, TQ6 9ES

A beautifully presented four bedroom terraced house, which benefits from a garage and driveway and is situated in the heart of Dartmouth. Pets by negotiation. EPC Band: Awaiting. Tenancy Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Four Bedroom Home • Centre of Dartmouth • Front Patio With Views of Dartmouth • Parking and Garage • Garage with Electricity • Fully Fitted Kitchen • Beautifully Presented • Deposit: £2,019.00 • Council Tax Band: E • Tenant Fees Apply

£1,750 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

The property is accessed up a stairwell off of Town Close and then via a shared pathway, which lead to the front patio and front door, which opens up into an entrance hallway with understairs storage and doors leading to :-

MASTER BEDROOM WITH WALK IN WARDROBE AND ENSUITE

BEDROOM - Double bedroom with French doors leading out to the front patio.

WALK IN WARDROBE - Archway from the bedroom leading to the walk in wardrobe with fitted wardrobe and space for storage.

ENSUITE - Comprises of a shower cubicle, WC, hand wash basin and a heated towel rail.

UTILITY ROOM

Benefits from shelving and a sink, as well as plumbing for a washing machine/tumble dryer.

STAIRWELL TO 1ST FLOOR

Stairwell ascending to the 1st floor, which leads to another entrance hallway and the rear door, with a door leading into :-

OPEN PLANNED LIVING ROOM/KITCHEN

LIVING ROOM - Good size room with windows to the front of the property and views of Dartmouth.

KITCHEN - Comprises of wall and floor units, integrated dishwasher, integrated fridge with a freezer drawer, 4 point gas hob, extractor fan and oven. Window to the rear passageway.

STAIRWELL TO 2ND FLOOR

Stairwell ascending to the 2nd floor, which leads to a hallway with storage and airing cupboards and doors leading to :-

2ND BEDROOM

Double bedroom with a window to the front of the property.

3RD BEDROOM

Double bedroom with a window to the back of the property.

4TH BEDROOM

Single bedroom with a fitted shelving cupboard and window to the front of the property.

BATHROOM

Comprises of a bath, WC, hand wash basin and a heated towel rail. Window to the back of the property.

OUTSIDE

FRONT PATIO - To the front of the property there is a paved front patio with views over Dartmouth.

GARAGE - There is a separate garage on the road, which can be used for storage or parking a vehicle. There is also electricity in the garage.

PARKING - There is allocated parking for one car in front of the garage.

SERVICES

Mains Electric, Gas, Water and Drainage. Heating - Gas.

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

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

Council Tax Band: E

LOCAL AUTHORITY

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

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,750.00 pcm exclusive of all charges. DEPOSIT: £2,019.00 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.

Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANTS 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 RIGHT BILL

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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



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