

STAGS

15 Barton Way, Dartmouth, Devon TQ6 0FL

A beautifully presented three bedroom, semi detached house with a garage, parking and garden. EPC Band: A. Tenant Fees Apply.

Totnes 12 miles | Plymouth 29 miles | Exeter 40 miles

• Three Bedrooms • Master Bedroom with En-Suite • Open Plan Living Area • Good Location • Garage • EPC Band: A • Council Tax Band: D • Available Immediately • Deposit: £1,615.00 • Tenant Fees Apply

£1,400 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
Composite door which leads to a spacious hallway, uPVC window to side elevation, radiator, wood effect laminate flooring, under stairs cupboard, cupboard housing electric meter, smoke alarm, stairs leading to first floor, door to cloakroom and open plan living area.

CLOAKROOM
Low level WC, hand basin, extractor fan and radiator.

OPEN PLAN LIVING
KITCHEN DINING AREA - Comprising of a range of wall and floor units, inset stainless steel sink unit and drainer, laminate worksurfaces, built-in eye level double electric oven, induction hob, stainless steel extractor cook hood, glass splash back, integrated full length fridge/freezer, radiator.
SITTING ROOM- Wood effect laminate flooring, radiator, uPVC double glazed French doors to patio and lawn, uPVC double glazed casement window.

STAIRS AND LANDING
Carpeted stairwell, radiator, loft hatch with light and pull down ladder, cupboard housing gas fired boiler for heating and hot water.

BEDROOM 1
Double room, newly fitted carpet, radiator, uPVC double glazed window to rear elevation and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM
Walk-in shower with thermostatic valve with rain sense shower with glazed screen, hand wash basin, low level toilet, white ladder style radiator, half height tiling to walls, full height tiling around the shower, extractor fan and shaver socket.

BEDROOM 2
Double room, newly fitted carpet, radiator, uPVC double glazed window to front elevation.

BEDROOM 3
Single room, newly fitted carpet, radiator, uPVC double glazed window to rear elevation.

OUTSIDE
FRONT - Single garage with up and over door, door to rear garden, plumbing for washing machine, power and water. There is parking for 4 vehicles and a small turfed area.
REAR - Path leads from the front through a wooden gate with lock to turfed area and patio.

SERVICES
Mains Electric, Gas, Water and Drainage. Heating - Gas central heating.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Ofcom predicted broadband services - Standard: Download 1800 Mbps, Upload 900 Mbps.
Council Tax Band: D

DIRECTIONS
From Dartmouth proceed up College Way, passing Britannia Royal Naval College on your right. At the roundabout opposite Sainsburys turn left into the new housing development 'Little Cotton Farm' then take the first turning on the right where Number 11 can be found on the left.

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,400.00 pcm exclusive of all charges. DEPOSIT: £1,615.00 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 & 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.

STAGS
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