



5 South Ford Road, Dartmouth, TQ6 9QT

A spacious furnished/unfurnished ground floor two bedroom apartment, situated in the centre of Dartmouth with an outside courtyard. EPC Band: C. Sorry no Pets. Deposit: £1,148.00. 12 months plus tenancy. Council Tax Band: Awaiting. Available Immediately. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Two Bedroom Apartment • Walking Distance to Town • Option to be Furnished or Unfurnished • Rear Courtyard • Sorry No Pets • 12 Month Initial Tenancy • Deposit: £1,067.00 • Council Tax Band: Awaiting • Tenants Fees Apply

£925 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 can be accessed via a communal door from South Ford Road. There are then two flats, with number 5 being straight ahead. Front door leads onto a hallway, with doors leading to :-

UTILITY ROOM

Room with shelving, washing machine and a door leading to the rear courtyard.

BEDROOM 1

Small double bedroom, with a window to the front of the property and carpeted flooring.

BEDROOM 2

Double bedroom with a window to the side of the property and carpeted flooring. There is a door leading to the rear courtyard.

BATHROOM

Comprises of a shower over bath, WC and hand wash basin. Lino flooring.

OPEN PLANNED KITCHEN/DINING ROOM

KITCHEN - Comprises of wall and floor units, dishwasher, oven, 4 point electric hob and a fridge freezer.

DINING ROOM - Good size area with a window to the front of the property and space for a dining table.

LOUNGE

Good size room with a window to the front and a feature fireplace. Carpeted flooring.

OUTSIDE

There is a small rear courtyard to the rear of the property, which can be accessed from the master bedroom and the utility room.

SERVICES

Mains electric, gas and drainage. Council Tax Band: Awaiting.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps,

Upload 220 Mbps.

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

LOCAL AUTHORITY

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

LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, furnished/unfurnished and is available immediately. RENT: £925.00 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,067.00 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 & TENANTS FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1nr_roadmap.pdf



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			
92-100	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	