



Dartside Court Clarence Street, Dartmouth, TQ6 9NW

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A 1st floor two bedroom apartment, situated in the centre of Dartmouth with stunning river views and a Garage. Sorry no Pets. EPC Band: E. Tenancy Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Two Bedroom Apartment • Balcony with River Views • Option To Be Part Furnished • First Floor Walkup • Single Garage Included • Sorry No Pets • 12 Month Initial Tenancy • Deposit: £1,038.00 • Council Tax Band: Awaiting • Tenant Fees Apply

**£900 Per Calendar Month**

01803 866130 | [rentals.southdevon@stags.co.uk](mailto: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 off of Clarence Street. You have to walk through the car park underneath the building to access the communal stairwell, which leads up to the 1st floor.

## KITCHEN

The apartment door leads to a galley kitchen, which comprises of wall and floor units, an oven, a hob, a sink, a washing machine and a fridge/freezer.

## BATHROOM

Comprises of a shower cubicle, WC and hand wash basin.

## BEDROOM 2

Double bedroom, with a window to the back of the property and a door with access to a rear terraced area.

## LIVING ROOM

Good size room with sliding doors leading to the balcony, with river views.

## BEDROOM 1

Double bedroom, with sliding doors leading to the balcony, with river views.

## OUTSIDE

FRONT BALCONY - Accessed from the living room and the 2nd bedroom. Room for a table and chairs to enjoy the river views.

COMMUNAL GARDEN AREA - To the rear of the block of apartments there is a communal garden area, which consists of a paved area, with room for drying clothes and sitting outside.

GARAGE - Single garage at the front of the building.

## SERVICES

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

Ofcom predicted broadband services - Superfast: Download 44 Mbps,

Upload 7 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](mailto:customer.services@southhams.gov.uk).

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available November. RENT: £900.00 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,038.00 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 & TENANT FEE

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.

## RENTERS RIGHTS ACT

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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://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](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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) <b>A</b>		
(81-92) <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		
England & Wales		
EU Directive 2002/91/EC		