



Flat 7 Redwalls House, Townstal Road, Dartmouth, Dartmouth, Devon TQ6 9HY

A one bedroom apartment with an allocated parking space, communal gardens and views down to the River Dart. Unfurnished. Pets by negotiation. Deposit: £836.00. Council Tax Band: B. EPC Band: D. Tenant fees apply.

Kingsbridge 15 Miles | Totnes 16 Miles | Exeter 43 Miles

• One Bedroom Apartment • Double Bedroom • Open Plan Living Area • Allocated Parking Space • Communal Gardens • 12 Months Plus • Sorry No Pets • Deposit £836.00 • Council Tax Band B • Tenants Fees Apply

£725 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

ACCOMMODATION INCLUDES

Wooden door from communal hallway into:

ENTRANCE HALL

Fitted carpet, entry phone

OPEN PLAN LIVING AREA

KITCHEN AREA - A range of new fitted floor and wall units, stainless steel sink unit and drainer, free standing electric cooker, extractor cooker hood, under counter refrigerator, cupboard housing hot water tank, newly fitted wood effect laminate flooring, smoke alarm.

LIVING AREA - Fitted carpet, electric panel heater, French doors to balcony

DOUBLE BEDROOM

Double room, fitted carpet, double glazed window to side elevation, electric panel heater, feature fireplace (none working).

SHOWER ROOM

White suite comprising a curved shower cubicle with electric shower and glazed screen, toilet, pedestal hand basin, freestanding white cupboard unit, fixed electric wall heater, mirror, wood effect laminate flooring, loft hatch.

COMMUNAL LAUNDRY ROOM

Communal laundry room with washing machine specific for to Flat 7.

OUTSIDE

Communal gardens with allocated parking space.

DIRECTIONS

From Stags Office follow Victoria Road out of Dartmouth until it meets Townstal Road, just past the crossroads on the left hand side of the road you will see a large cream building which is Redwalls House.

SERVICES

Mains electric, water and drainage. Heating - Electric.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Internet provider: Superfast 79 Mbps 20 Mbps
Council Tax Band: B

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

LETTINGS

The property is available to let on an assured shorthold tenancy. RENT: £725.00 pcm exclusive of all charges. DEPOSIT: £836.00 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 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).

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 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. 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/6915beb8bc34c86ce4e6e7_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			
		50	82
England & Wales		EU Directive 2002/91/EC	