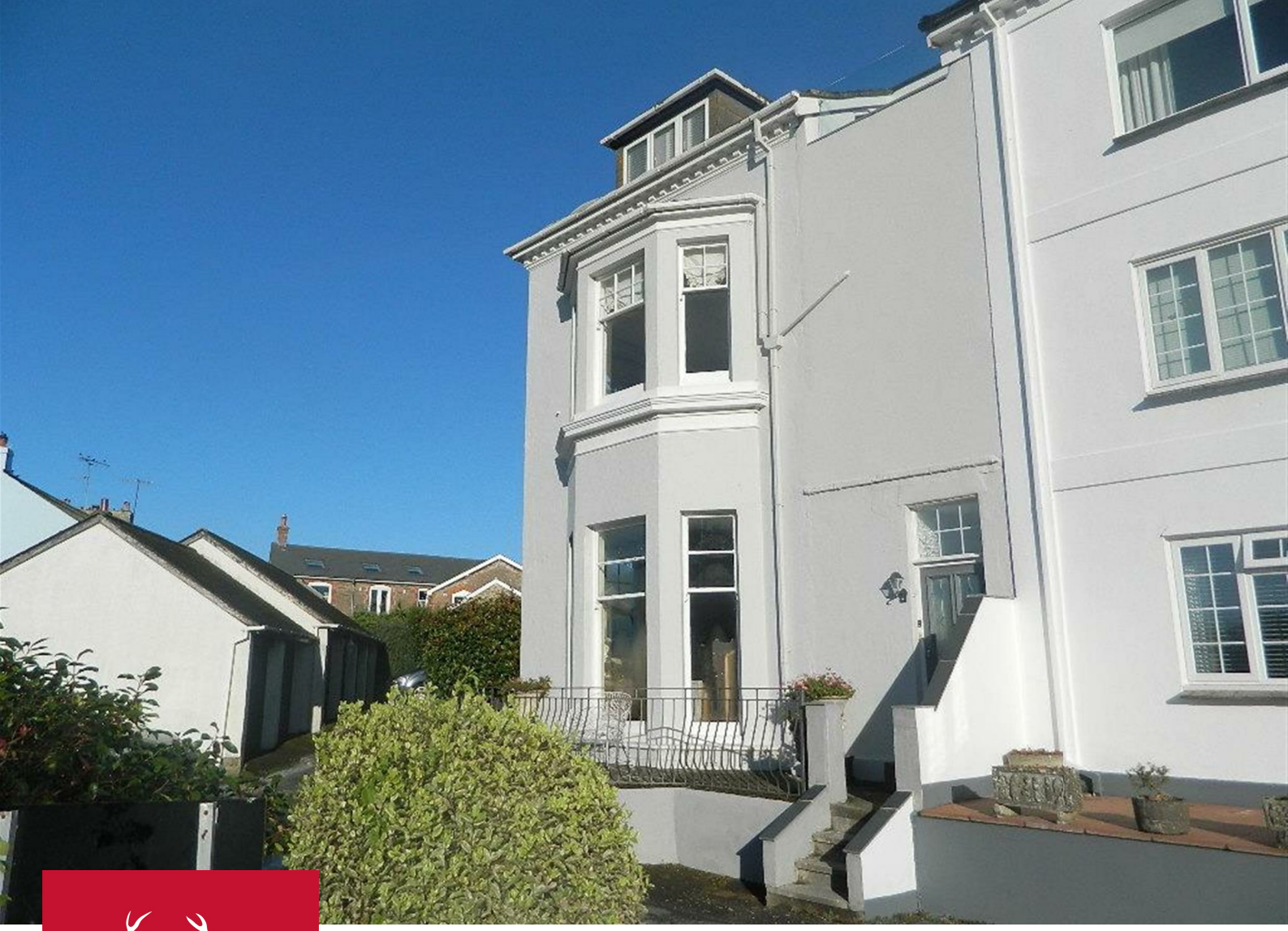


STAGS

2 Stoke House Dartmouth Road, Stoke Fleming, Dartmouth, Devon TQ6 0NU

A beautifully presented unfurnished first floor apartment, retaining many of its original features situated in the heart of Stoke Fleming, with a parking space and a garage. EPC Band: E. Tenant fees apply.

Dartmouth - 3 miles Totnes - 14.5 miles Kingsbridge .14.5 miles

• Three Bedroom Apartment • First Floor Walk Up • Store Room • Parking for One Vehicle • Village Location • Will Be Fully Redecorated Throughout • Single Garage • Deposit - £1,384.00 • Council Tax Band: D • Tenant Fees Apply

£1,250 Per Calendar Month

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

SITUATION
The property is situated in the centre of Stoke Fleming just over 3 miles from Dartmouth. Dartmouth is known as the jewel of the South Hams and the waterside town. 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 boutiques and galleries, restaurants, delicatessens, pubs and 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.

ACCOMMODATION INCLUDES
Part glazed wooden door into communal entrance hall, stairs to 1st floor apartment, wooden part glazed door into entrance hall.

ENTRANCE HALL
Fitted carpet, smoke alarm, wooden door into living/dining room.

LIVING/DINING ROOM
A spacious living/dining room, fitted carpet, four large windows with blinds, a beautiful marble working fireplace with original hand painted tiles depicting each calendar month and two storage heaters.

KITCHEN
Newly refurbished modern kitchen comprising a range of base, wall and drawer units, worksurface, with sink unit and drainer, electric double oven and hob, extractor cooker hood, washing machine with condenser dryer, dishwasher, fridge/freezer, large window with breakfast bar.

BEDROOM 3
Small double, fitted carpet, electric panel heater, large window with original window shutters.

BEDROOM 2
Double room, fitted carpet, electric panel heater, large window with original window shutters.

BEDROOM 1
L shape double room, fitted carpet, window to rear elevation, curtains, electric panel heater.

BATHROOM
White suite comprising of a bath, hand wash basin, WC, separate shower cubicle, under floor heating and heated towel rail, window to rear elevation.

STORAGE ROOM
This storage room can be accessed on the same floor next to the apartment front door.

OUTSIDE
There is no outside area. Parking space for one vehicle and a single separate garage.

SERVICES
Mains electric, water and drainage. Heating - Electric heating.

Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: D

DIRECTIONS
From Dartmouth proceed up College Way, passing Britannia Royal Naval College on your right. Turn left at the mini roundabout, towards Stoke Fleming (A379). On entering the village proceed down the small hill and the entrance to Stoke House can be found on the left hand side.

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available November. RENT: £1,200.00 pcm exclusive of all charges. DEPOSIT: £1,384.00 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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