

STAGS

27 Newcomen Road, Dartmouth, Devon TQ6 9BN

A beautifully presented one bedroom ground floor apartment, located on a sought after road in Dartmouth. Deposit: £865.00. EPC Band: C. Sorry no pets. Tenant fees apply.

Kingsbridge 15 Miles | Totnes 16 Miles | Exeter 43 Miles

• One Bedroom Ground Floor Flat • Grade II Listed • Town Centre Location • Furnished • Outside Rear Courtyard • Council Tax Band: A • Deposit: £865.00 • Sorry No Pets • Tenant Fees Apply

£750 Per Calendar Month

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

SITUATION
Nestled where the River Dart meets the sea, Dartmouth stands as one of South Devon's most captivating destinations. This picturesque waterside town enchants visitors with its historic cobbled streets, stunning riverside setting, and the gentle hills that embrace the surrounding landscape. The town provides an excellent blend of culture and convenience, featuring an array of independent boutiques, art galleries, pubs, and restaurants. Residents and visitors alike benefit from comprehensive amenities including a medical centre, cinema, library, two swimming pools, leisure centre, and three supermarkets. Dartmouth also proudly houses the prestigious Britannia Royal Naval College, adding to its distinguished maritime heritage. The town's cultural calendar brims with celebrated events throughout the year, from the renowned Dartmouth Music Festival to the spectacular Port of Dartmouth Royal Regatta and the acclaimed Dartmouth Food Festival. Dartmouth's location offers the perfect balance of coastal tranquillity and accessibility. The A38 Devon expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington.

ACCESS
The apartment is accessible from Newcomen Road, with a communal front door leading to the flat door:-

LIVING ROOM
Good size room, with carpeted flooring and window to the front of the property. The room benefits from a brick wall with a feature fireplace and beamed ceiling. There is a River and Sea view.

KITCHEN/DINING ROOM
Fitted kitchen which benefits from wall and floor units and an oven with a 4 point electric hob. Window looking out onto the courtyard area. Space for a dining table.

HALLWAY
The hallway leading from the kitchen down to the bedroom and bathroom benefits from a storage cupboard and a fitted wardrobe. There is a door with access to the courtyard area.

BATHROOM
Comprises of a shower cubicle, WC, hand wash basin and a heated towel rail.

BEDROOM
Double bedroom with carpeted flooring and a door to the courtyard.

OUTSIDE
REAR COURTYARD - A paved small courtyard, which is accessed from the bedroom and hallway.

SERVICES
Mains gas, electricity, water and drainage. Heating - Gas fired central heating.
Ofcom predicted broadband services - Utrafast: Download 1800 Mbps, Upload 220 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, Vodaphone and O2.
Council Tax: A

There is no Broadband connection in the property at the moment

DIRECTIONS
From the Royal Castle Hotel on The Quay, start by walking along The Quay toward the shops (away from the ferry and river). Continue straight as the road becomes Duke Street and walk past the shops and cafés for about 100–150 metres. Turn right onto Newcomen Road (a noticeable hill going up), walk up Newcomen Road for about 2–3 minutes and this property will be on your Right.

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

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £750.00 pcm exclusive of all charges. DEPOSIT: £865.00 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.
The Landlord would prefer no pets residing at this property.

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 RIGHT BILL
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
The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk
@StagsProperty

arla | propertymark PROTECTED

