



Balmoral House 28 Above Town, Dartmouth, Devon TQ6 9RG

A well presented, two bedroom terraced house, set within the town of Dartmouth. The property offers 2 double bedrooms, a fully fitted kitchen, spacious living room, dining room, rear garden and a separate utility space/garden room. Sorry no Pets. Deposit: £1,384.00. EPC Band: E. 6 Month Licence. Council Tax Band: C. Available May. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

- Spacious 2 Bedroom House
- Stunning River Views
- Rear Garden
- Separate Utility/Garden Room
- Both Bedrooms Have Ensuites
- Sorry no Pets
- 6 Month Licence
- Deposit: £1,384.00
- Council Tax Band: C
- Tenant Fees Apply

£1,200 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 center 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

Accessed via a stepped walkway off of Above Town, please be aware there are quite a few steps up to the entrance of the property. There is a gate off of the walkway, leading to the garden, with a front door leading to :-

PORCH AREA

Good size area with a door leading to :-

DINING ROOM

Benefits from shelving and cupboards along one wall and a window to the side of the property.

KITCHEN

Comprises of wall and floor units, an oven, 5 point Gas Hob, Fridge/Freezer and a Dishwasher. There is a window to the back garden.

LIVING ROOM

Good sized room with a feature fireplace and a bay window to the front of the property, with stunning river views. There is also a window to the side of the property.

DOWNSTAIRS WC

Accessed off of the dining room there is a downstairs WC, which comprises of a WC and a hand wash basin.

STAIRWELL

Stairwell ascending to a hallway, with doors leading to :-

BEDROOM 2

Double bedroom with a window to the front and side of the property.

ENSUITE

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

FAMILY BATHROOM

Benefits from a shower over bath, WC and a hand wash basin.

BEDROOM 1

Double bedroom with a window to the side and the back of the property.

ENSUITE

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

OUTSIDE

The property benefits from a low maintenance paved terrace garden, to enjoy the gorgeous views of the River. There is also a raised deck, with a freestanding utility/garden room on it. The garden is the only entrance through to the property.

AGENT NOTE

Building work is occurring to one of the neighbouring properties and may cause some disruption during the tenancy.

UTILITY/GARDEN ROOM

Benefits from a Washing Machine, Dishwasher and sink, can also be used for inside garden seating.

SERVICES

Mains electric, gas, water and drainage. Heating - gas central heating.
Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three and Vodafone.
Council Tax Band: C

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 a licence for 6 months, furnished and is available May. RENT: £1,200 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,384 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). 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/6915beb8bc34c86ce4e6730/Implementing_Renters_Right_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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@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	