



## Hazelbank Brixham Road, Kingswear, TQ6 0BQ

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A fantastic 3 double bedroom, family home with a front garden area. The property provides stunning views over the River Dart and is located in a sought after location in Kingswear. Furnished. Pets by Negotiation. EPC Band: E. Tenant fees apply.

Torquay: 10 miles | Totnes: 11 miles | Exeter 39 miles

• 3 Double Bedroom House • River Views • Furnished • Garden and Decking Area with Views Over the Dart • Master Bedroom with Separate Wardrobe Space and Ensuite • Pets by Negotiation (Terms Apply) • 12 Months Plus • Deposit: £1,846.00 • Council Tax Band: E • Tenant Fees Apply

£1,600 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

Kingswear sits on the sunny east bank of the River Dart, opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is one of the most picturesque in the South Hams, offering two popular pubs, a tapas wine bar, coffee shop, post office, village shop, primary school and a church. Kingswear is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. There is plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton, whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants. The South Devon Expressway (A380) is 12 miles away and provides speedy access to Exeter and the country beyond, whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.

## ACCESS

The property is accessed off of Brixham Road up a flight of stairs. The stairs lead to the front garden, with the front door leading to a hallway, with door leading to :-

## LIVING/DINING ROOM

A good size open planned living/dining room, benefiting from an electric heater and the original 1890's feature bread oven. There are bay windows with a view to the river and garden area. The dining area has storage cupboards along the wall.

## KITCHEN

Good size kitchen with wall and floor units, Fridge/Freezer, Dishwasher. Door leading to the utility area.

## UTILITY AREA WITH DOWNSTAIRS WC

Benefits from a WC and hand wash basin. As well as counter top, Washer Dryer and Microwave.

## STAIRWELL TO 1ST FLOOR

Stairwell, with storage underneath, in the hallway ascending to the first floor, with doors leading to :-

## BATHROOM

Comprises of a walk in shower, WC, freestanding bath, heated towel rail and a hand wash basin. Window to the side of the property.

## BEDROOM 3

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

## BEDROOM 2 WITH ENSUITE

Double bedroom with a feature fireplace and storage cupboard. Window to the front of the property.

ENSUITE - Shower cubicle, hand wash basin and WC.

## STAIRWELL TO 2ND FLOOR

Stairwell in the hallway ascending to the second floor, with doors leading to :-

## MASTER BEDROOM

BEDROOM - Double bedroom with vaulted ceilings. Benefits from storage cupboards and ceiling to floor windows with river views.

WARDROBE AREA - Archway leading to a wardrobe area for storage.

ENSUITE - Door leading to an ensuite, with a shower cubicle, 2 hand wash basins with storage underneath, WC and a heated towel rail.

## OUTSIDE

GARDEN - To the front of the property is a decked garden area, with views of the river to enjoy the afternoon sun.

PARKING - There is no allocated parking with the property, however 2 residents parking permits are available from the Council and there is further parking available opposite in the Marina car park.

## AGENT NOTE

It is important to note that the Aga in the kitchen does not work.

## SERVICES

Mains gas, electric, water and drainage. Heating - gas central heating.  
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.  
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.  
Council Tax Band: E

## 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 shorthold tenancy for 12 months plus, furnished and is available March 2026. RENT: £1,600.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,625.00. DEPOSIT: £1,846.00 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 AND 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](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/6915beb8bc34c86ce4e6730/Implementing\\_Renters\\_Right\\_roadmap.pdf](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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		