



**STAGS**

## Kingfisher Weeke Hill, Warfleet, Dartmouth, Devon TQ6 9DB

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A beautifully presented detached bungalow located in Dartmouth, consisting of an entrance hall, kitchen, bathroom, 2 double bedrooms, a sitting room, conservatory, courtyard garden and a balcony. Council Tax Band: D. Deposit: £1,413.00 One small dog considered (terms apply). EPC Band D. Tenant Fees Apply

Kingsbridge: 15 Miles | Totnes: 16 miles | Plymouth: 31 Miles

• Two Double Bedrooms • Separate Kitchen • Spacious Sitting Room • Bathroom • Conservatory • 12 Months Plus • Pet Considered (terms apply) • Deposit: £1,413.00 • Council Tax Band: D • Tenant Fees Apply

**£1,225 Per Calendar Month**

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



## SITUATION

Known as the jewel of the South Hams, the beautiful waterside town of 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 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

## ACCOMMODATION

A glazed door from front leads into:-

## ENTRANCE HALLWAY

With carpeted flooring and a radiator. Doors lead to:-

## KITCHEN

With a range of fitted units, a gas cooker and space and plumbing for a washing machine. Wall mounted gas boiler. A door leads to the rear courtyard.

## BATHROOM

A fitted suite with an electric shower over the bath, a W.C and a wash hand basin.

## BEDROOM 1

A double bedroom with carpeted flooring, a radiator and a window to the conservatory.

## BEDROOM 2

A small double bedroom with carpeted flooring, a small built in wardrobe and a radiator.

## SITTING ROOM

A spacious room with carpeted flooring, a feature fireplace (not in use), a radiator, TV aerial point. A door leads onto:-

## CONSERVATORY

A light and airy room with a radiator and a door opening onto the balcony.

## OUTSIDE

To the rear of the property is an enclosed courtyard garden and to the front is a balcony off the conservatory.

Agent Note: The garage is not included and the property does not have allocated parking, although on road parking is available.

## SERVICES

Electric, water & drainage - Mains connected. Heating - Gas central heating. Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three,

Vodafone and O2.

Council Tax Band: D

## LOCAL AUTHORITY

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

## DIRECTIONS

From the centre of Dartmouth follow the signs for the Castle, along South Town (B3205). This will continue into Warfleet Road and then into Weeke Hill. Go past the Pottery apartments on the left hand side and Kingfisher bungalow will be found on the right hand side.

What3words: pounce.riskiest.avoiding

## LETTING

The property is available to let on an assured shorthold tenancy RENT: £,225.00 pcm exclusive of all charges. Pets might be considered. Where the agreed let permits pets the rent will be £1,250.00 pcm. DEPOSIT: £1,413.00 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 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/Implement\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implement_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.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(48-54) <b>E</b>		
(39-47) <b>F</b>		
(31-38) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	60	67
EU Directive 2002/91/EC		