



Wine Cellar 39 Newcomen Road, Dartmouth, Devon TQ6 9BJ

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A beautifully presented one bedroom ground floor duplex apartment, located on a sought after road in Dartmouth. Deposit: £692.00. EPC Band: C. Sorry no pets. Tenant fees apply.

Kingsbridge 15 Miles | Totnes 16 Miles | Exeter 43 Miles

• Ground Floor Duplex Apartment • Open Plan Kitchen / Living Room • Central Dartmouth Location • Part-Furnished Or Unfurnished • 12 Months Plus • Available Immediately • £300 Contribution Towards Utility Bills & Council Tax • Sorry No Pets • Deposit: £692.00 • Tenant Fees Apply

£600 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

Wine Cellar is accessible via steps from either Newcomen Road or Lower Street, with a front door leading to:-

## OPEN PLAN KITCHEN

A fitted galley style kitchen with an electric oven and a 4 point hob. Selection of wall and floor cupboards, with a breakfast bar, two stools, an integrated dishwasher and refrigerator.

## OPEN PLAN SITTING ROOM

A spacious room with laminate flooring, a radiator and an understairs cupboard with space and washing machine.

## STAIRS AND FIRST FLOOR LANDING

The staircase is carpeted, rising to the first floor. Carpeted landing with doors leading to:-

## BEDROOM 1

With carpeted flooring, a radiator and a window to the side.

## SHOWER ROOM

A partially tiled suite with a shower cubicle containing an shower heated by the gas boiler, W.C, wash hand basin and a heated towel rail.

## 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: Included in the rent.

## AGENT NOTE

The tenant will be required to pay a contribution towards Council Tax, water, sewerage, electric, Wi-Fi and TV licence of £300.00 per calendar month.

## LOCAL AUTHORITY

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

## LETTING

The property is available to let on an assured shorthold tenancy. RENT: £600.00 pcm exclusive of all charges. DEPOSIT: £692.00 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/6915beb8bc34c86ce4e6e730/1nr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1nr_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		
	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	72	79
EU Directive 2002/91/EC		