



Higher Bozomzeal Higher Bozomzeal, Dittisham, Dartmouth, Devon TQ6 0JG

A charming three bedroom detached home, offering spacious accommodation, set within generous grounds with versatile outbuildings and ample parking via a private driveway. Pets by Negotiation. EPC Band: E. 12 months plus. Council Tax Band: E. Available March. Tenant fees apply. Deposit: £2,076.

Dartmouth 6 miles | Totnes 8 miles | Exeter 40 miles

• Three Bedroom Detached Home • Historical Rural Setting • Generous Plot Extending to Approx. 0.83 Acres • Outside Storage • Ample Parking and Private Driveway • Pets by Negotiation • 12 Months Plus • Council Tax Band: E • Deposit: £2,076 • Tenant Fees Apply

£1,800 Per Calendar Month

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

SITUATION

Nestled on the western banks of the River Dart, among rolling green hills and wooded valleys, Dittisham is one of the South Hams most attractive and unspoilt villages. This highly desirable village has a thriving community with a church, post office/general store, two pubs, a waterside café, deep water moorings nearby and a popular sailing club. At the heart of the village is 'The Ham' a wonderful, waterside recreational park. Situated on the opposite side of the River Dart and linked by the Greenway Ferry is the National Trust owned estate of Greenway, once home of the crime writer Agatha Christie. The historic naval port of Dartmouth, located 6 miles away by car, provides all your retail and recreational needs, with the town full of galleries, restaurants, shops, 2 swimming pools, leisure centre and 3 supermarkets. To the north is the medieval market town of Totnes with its further amenities and main-line railway station offering direct links to London Paddington, whilst the A38 Devon expressway is approximately 13 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

Higher Bozomzeal is situated on the rural outskirts of the village of Dittisham, in the historic Raleigh estate owned by the descendants of Sir Walter Raleigh, after being purchased from the prominent Seale Family in 1873. An earlier resident in the 14th century was Sir John Bozom, a former Sheriff of Devon and MP of Totnes and Dartmouth from whom it derives its distinctive name.

ACCESS

Upon entering through the front door off the driveway, you're greeted by a generous and inviting entrance hall that connects seamlessly to all ground floor living spaces, with doors leading to :-

RECEPTION ROOM 1

Good size room with a window to the front and side of the property, with lovely countryside views to the front of the property and natural lighting. Wood burning stove.

RECEPTION ROOM 2

Good size room with a window to the front and side of the property, with lovely countryside views over the front of the property and natural lighting. Wood burning stove.

KITCHEN/DINING ROOM

KITCHEN - Benefits from wall and floor units and a breakfast bar. There is an extractor fan and space for an oven, dishwasher and fridge/freezer. Window to the side of the property.
DINING AREA - Space for a dining set, French doors leading to the side garden and windows to the back of the property.

UTILITY ROOM

Benefits from a downstairs WC and hand wash basin, plumbing for a washing machine and multiple coat hangers for storage. There is a door leading to the rear garden.

STAIRWELL

An elegant staircase ascends to the first-floor landing, with strategically placed windows at both the front and rear to bathe the area in abundant natural light throughout the day. Doors leading to :-

MASTER BEDROOM WITH ENSUITE

BEDROOM - Double bedroom with a window to the front and side of the property. Countryside views.

ENSUITE - Comprises of a bath over shower, WC, hand wash basin and a window to the side of the property.

BEDROOM 2

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

BEDROOM 3

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

BATHROOM

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

OUTSIDE

DRIVEWAY - The property enjoys an impressive approach via a private, discreet driveway that sweeps elegantly to the front entrance before forming a convenient loop, providing generous parking for multiple vehicles.

FRONT GARDEN - At the front, expansive level lawns create a welcoming vista that extends gracefully toward a charming orchard area.

SIDE GARDEN - French doors from the dining area open onto an additional area of pristine lawn, perfectly positioned to capture the warmth of afternoon and evening sunshine—ideal for al fresco dining and relaxation.

REAR GARDEN - To the rear of the property, two practical outbuildings are easily accessible from the utility room. One houses the property's water filtration system, while the other presents exciting potential as a home office, artist's studio, or simply additional storage, offering flexibility to suit various lifestyle needs.

DIRECTIONS

Proceed out of Dartmouth towards Totnes. After approximately 4 miles, turn right at the Sportsmans Arms, Hemborough Post signposted to Dittisham. Take the last turning before Dittisham on the right at Bozomzeal Cross and Higher Bozomzeal will be found further along on the right.

What3Words: motorist,profile,tadpole

SERVICES

Mains electricity, private water supply (borehole) and private drainage. Heating - Electric radiators throughout. Council Tax Band: E. South Hams Council 01803 861234
Ofcom predicted broadband services - Standard: Download: 30 Mbps, Upload: 2 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, and Vodafone.

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, unfurnished and is available March. RENT: £1,800.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,825.00. DEPOSIT: £2,076.00 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 ACT

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.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		80
55-68	D		
39-54	E		
21-38	F		
1-20	G	30	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	