



Milber Higher Street, Dartmouth, Devon TQ6 0AG

A unique and beautifully presented three bedroom detached house, with a private raised courtyard providing idyllic views over the river Dart and Dartmouth beyond. Furnished. Pets by negotiation. EPC Band: E. Tenant fees apply.

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

• Central Kingswear Location • Three Bedroom Detached House • Raised Courtyard Garden • Idyllic Views Over The River Dart & Dartmouth • Furnished • Pets By negotiation (Terms Apply) • Council Tax Band: B • 12 Months Initial • Deposit: £1,384.00 • Tenant Fees Apply

£1,200 Per Calendar Month

01803 866130 | 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.

ACCOMMODATION

From Higher Street, the property is accessed via a small set of steps, which leads to the entrance, with front door leading to:-

PORCH

With tiled flooring and a roof lantern above, which allows an abundance of light. A door leads to the rear with a further door opening to:-

OPEN PLAN SITTING / DINING ROOM

A characterful sitting room with carpeted flooring, two radiators, a wood burning stove and a window to the front. The sitting room leads to:-

OPEN PLAN KITCHEN

A fitted kitchen with a selection of floor cupboards, an electric oven and 4 point ceramic hob, an integrated dishwasher, a washer dryer and undercounter refrigerator with separate undercounter freezer. Window to the side. A door leads to:-

BEDROOM 1

A double bedroom with carpeted flooring, an airing cupboard, a radiator and two Velux windows. A door leads to:-

ENSUITE SHOWER ROOM

A fully tiled suite with a shower, a W.C, a wash hand basin and a towel rail. Window to the side.

STAIRS AND LANDING

The staircase ascends to a carpeted landing with doors leading to:-

BEDROOM 2

Carpeted double bedroom with a radiator and windows to the front and sides, which provide idyllic views over the River Dart and Dartmouth beyond.

BATHROOM

A fitted suite with a shower over bath, a W.C, a wash hand basin, a towel rail. Window to side.

BEDROOM 3

Single bedroom with carpeted flooring, a double built in wardrobe, a radiator and a window to the rear and side.

OUTSIDE

Accessible from the porch, wooden stairs ascend to a raised patio and seating area, which provide panoramic views over the River Dart and Dartmouth.

SERVICES

Electric and water - Mains connected. Heating - Electric.
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.
Ofcom predicted limited mobile coverage for voice and data: Three, EE, O2 and Vodafone.
Council Tax Band: B

DIRECTIONS

What3words: touchy.bluffing.villager

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, furnished and is available immediately. RENT: £1,200.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,225.00. DEPOSIT: £1,384.00 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. 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_the_renters_right_to_buy_act.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 (plus)	A		
81 (41)	B		
69 (40)	C		
55 (48)	D		
39 (54)	E		
21 (58)	F		
1 (59)	G		
Not energy efficient - higher running costs			
		47	88
England & Wales		EU Directive 2002/91/EC	