



STAGS

27 Tremlett Grove, Dartington, Totnes, Devon TQ9 6FU

A delightful 2 bedroom house set in the village of Dartington. Offering 2 double bedrooms both with en-suites, a living room, kitchen, front and rear garden and parking for 1 car and a garage. EPC Band: C. Tenant Fees Apply.

Totnes: 2 miles | Exeter: 26 miles | Plymouth: 24 miles. | A38 6 miles

• Popular Village Location • 2 Double Bedrooms • Kitchen/Breakfast Room • Front & Rear Garden • Bathroom & Shower Room • Garage & One Allocated Parking Space • Council Tax Band: C • Deposit: £1,269.00 • Tenant Fees Apply

£1,100 Per Calendar Month

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

SITUATION

Dartington is located in the South Hams, which is one of the most beautiful areas in Devon and noted for its quality food, culture and scenery. A prominent attraction in the area is Dartington Hall estate which is set in 1200 acres of farmland and woods. The former cider pressing mill has a variety of shops as well as a cafe. The development is located off the A385, providing good transport links to the surrounding areas including the two largest cities in Devon, Plymouth and Exeter which are within a 40 minute drive.

ACCOMMODATION

A UPVC door leads into the entrance hall, with further doors opening to the downstairs WC and into living room. The living room is a bright and airy room with an outlook over the front garden and an under stairs storage cupboard. From the living room, stairs ascend to the first floor landing and a door leads to the kitchen. The kitchen/breakfast room comprises of white gloss fronted base and wall units, with a roll top work surface above. An oven with a 4 point gas hob, an extractor fan and space and plumbing for washing machine. A door opens onto rear garden.

The first floor landing has a large airing cupboard housing the immersion cylinder and solar panel units. Bedroom one comprises of carpeted flooring, two windows to the front and a door which opens to the ensuite bathroom, with a WC, wash hand basin and a shower over the bath. Bedroom two has a window to the rear with an open outlook over the park behind and a door allowing access to the ensuite shower room.

OUTSIDE

The front of the property is laid to lawn with a path to the front door.

The rear garden has a small patio area and is laid to lawn.

PARKING

To the rear of the property, there is a parking space for one car in addition to a garage.

DIRECTIONS

From the Totnes office turn right towards the roundabout and take the 2nd exit onto Station Road. Drive towards Dartington taking the A385. At the Dartington roundabout take the 2nd exit continuing on the A385 and then take the 3rd exit at the next roundabout into the development. Turn right onto Tremlett Grove and the property at the end on the left hand side.

SERVICES

Electric, gas, water and drainage - Mains connected. Heating - Gas heating.

The property benefits from gas fired central heating alongside energy efficient solar thermal panels for hot water heating

Ofcom predicted broadband services - Ultrafast: Download 2000 Mbps, Upload 2000 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Vodafone, Three and O2.

Council Tax Band: C

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 periodic tenancy and is available immediately. RENT: £1,100.00 pcm exclusive of all charges. DEPOSIT: £1,269.00 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 and set off against the first month's rent and deposit.

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.

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' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty

