



STAGS

16b Clarence Street, Dartmouth, Devon TQ6 9NW

A beautifully presented, ground floor apartment situated on one of Dartmouth's most favoured roads with a wonderful private courtyard. EPC Band: D. Pet considered. Tenant fees apply.

Totnes 12 miles | Plymouth 29 miles | Exeter 40 miles

• 1 Double Bedroom • Ground Floor Apartment • Grade II Listed • Private Enclosed Courtyard • Furnished or Part Furnished • Council Tax Band: A • One Pet Considered (Term Apply) • Tenant Fees Apply

£750 Per Calendar Month

01803 866130 | 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

ACCESS

The apartment can be accessed off of Clarence Street, where there is a communal door leading into the apartment block. On the right in the private door for the apartment, which opens up into :-

HALLWAY

Good size hallway with a cloakroom cupboard and boiler cupboard, with doors leading to :-

WC

Comprises of a WC, hand wash basin and storage cupboard.

BEDROOM

Double bedroom with a fitted wardrobe and window to the front of the property.

KITCHEN

Benefits from wall and floor units, a breakfast bar, Beko oven and 4 point hob, extractor fan, sink and a washing machine.

SHOWER ROOM

Comprises of a shower cubicle, hand wash basin with cupboard and a heated towel rail.

LIVING ROOM

Cosy living room with lots of natural light and French doors leading to the private rear courtyard.

OUTSIDE

French doors open from the sitting room to a private paved patio. The patio is enclosed with attractive stone walls to two sides and has plenty of space for garden furniture making this a perfect spot for alfresco dining and entertaining.

DIRECTIONS

From Duke Street head towards the Royal Avenue Gardens and then left on to Mayors Avenue. Follow the one way system towards the North Embankment and the road will bend to the left. Just before The Ship in Dock turn left onto Clarence Street. 16 Clarence street will be found a short distance on the right hand side.

LOCAL AUTHORITY

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

SERVICES

Electric, water, drainage - Mains connected. Heating - electric heating.
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload

20 Mbps.

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

Council Tax Band: A

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £750.00 pcm exclusive of all charges. DEPOSIT: £865.00 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. Pet may be considered at this property subject to a vetting application.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(35-47) F		
(21-34) G		
Not energy efficient - higher running costs		
England & Wales	56	78
EU Directive 2002/91/EC		