STAGS

5 Berry Close, Salcombe, Devon TQ8 8BP

A spacious four bedroom semi-detached house in the desirable estuary town of Salcombe, with a private rear garden. Deposit: £1,725.00. EPC Band: C. Tenant Fees Apply.

Kingsbridge - 6 miles | Dartmouth - 21 miles | Plymouth - 24 miles | Exeter - 49 miles

• 4 Bedrooms • Countryside Views • Short Walk Into Salcombe • Two Tiered Rear Garden • Attic Master Bedroom • Off Street Parking • Council Tax Band: C • Deposit: £1,725.00 • Tenant Fees Apply

£1,495 Per Calendar Month

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

SITUATION
Salcombe is a highly sought-after coastal town situated within the South Devon Area of Outstanding Natural Beauty. Renowned for its picturesque waterfront, sandy beaches and stunning coastal scenery, the town offers a unique blend of relaxed seaside living and vibrant local amenities.

With its charming narrow streets, independent shops, cafés and restaurants, alongside excellent opportunities for sailing, boating and coastal walks, Salcombe is a wonderful destination and an exceptional place to call home. The surrounding coastline and countryside provide a wealth of opportunities to enjoy the outdoors, whilst nearby towns and transport links offer convenient access across South Devon.

ACCESS
The property is accessed from Berry Close with the front door opening to a small hallway, with a door leading to :-

LIVING ROOM
Good size room with a feature fireplace (feature only), an understairs storage cupboard and windows to the front of the property. Door leading to :-

KITCHEN/DINER
KITCHEN - Comprises of wall and floor units, an oven and 4 point Lamona Hob, a dishwasher and plumbing for a washing machine.
DINING ROOM - Good space for a dining table and a Fridge/Freezer. There is a stable door which leads to the garden.

STAIRWELL TO 1ST FLOOR
Carpeted stairwell ascending to the 1st floor hallway, with doors leading to :-

BEDROOM 2
A double bedroom with a window to the front of the property, which benefits from stunning countryside views over Salcombe and further.

BEDROOM 3
Double bedroom with a window to the back of the property, overlooking the rear garden.

BEDROOM 4
Single bedroom with a window to the front of the property, benefitting from countryside views. Could be used as a home office.

BATHROOM
Benefits from a shower over bath, hand wash basin, WC and a glazed window to the back of the property.

STAIRWELL TO 2ND FLOOR
Carpeted stairwell ascending to the master bedroom.

MASTER BEDROOM WITH ENSUITE WC
Double bedroom with velux windows to the front and back of the property and eaves storage throughout.
ENSUITE - WC and hand wash basin.

The room does have vaulted ceilings

OUTSIDE
The rear garden comprises of a paved area with a walkway and gate leading to the front of the property. There are steps ascending up to the lawn and shrub area with a storage shed.

SERVICES
Electric, water and gas. Heating - Gas central heating.
Council Tax Band: C

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 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 periodic tenancy, unfurnished and is available immediately. RENT: £1,495.00 pcm exclusive of all charges. DEPOSIT: £1,725.00 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. Pets 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.

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.

STAGS

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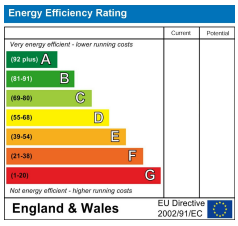
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