

STAGS

Clarendon Court Stitchill Road, Torquay, TQ1 1QA

A newly refurbished one bedroom apartment with level access to a large communal car park, located within a sought after development in Torquay. Sorry, no pets due to head lease restriction. Council Tax Band: A. EPC Band D. Tenant fees apply.

Newton Abbot 8 miles | Exeter 23 miles | Totnes 10 miles

• Spacious One Bedroom Apartment • Newly Refurbished • Level Access to Exit & Car Park • Sought After Location • Communal Parking • Communal Garden • Council Tax Band A • Deposit: £894.00 • Tenant Fees Apply

£775 Per Calendar Month

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

SITUATION
Torquay is one of three beautiful towns, forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay, with shingle coves scattered nearby.

The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.

ACCOMMODATION
Accessible from Stitchill Road, a small driveway leads to a large communal car park and the buildings communal entrance, with a door opening to:

COMMUNAL HALLWAY
With carpeted flooring, the communal hallway leads to the apartment front entrance and a door opening to:

ENTRANCE HALLWAY
With a newly laid carpet, an entry phone system and doors leading to:

SITTING ROOM
A light and airy room with newly laid carpet, an electric radiator and windows to the front. The sitting room leads onto:

KITCHEN
With a selection of floor and wall cupboards and an electric oven, a two-point electric hob, space and plumbing for a washing machine and a window to the front overlooking the car park and communal gardens.

BATHROOM
A fitted suite with vinyl, tiled flooring, shower, a wash hand basin, a WC and a towel rail.

BEDROOM 1
A double bedroom with a newly laid carpet, an electric radiator and an airing cupboard. Windows to the front overlooking the car park and communal garden.

OUTSIDE
To the front of the apartment you have a large communal car park with space available on a first come first serve basis. Surrounded by communal gardens and two communal rotary washing lines.

AGENT NOTE
The property is owned by someone who has a connection with Stags.

LOCAL AUTHORITY
Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

SERVICES
Electric, water & sewerage - Mains connected.
Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: A

DIRECTIONS
What3words: matter.stick.wooden

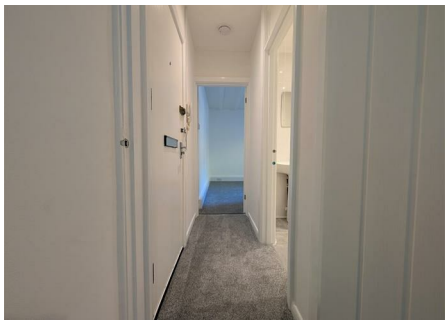
LETTING
The property is available to let on an assured periodic tenancy. RENT: £775.00 pcm exclusive of all charges. DEPOSIT: £894.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES
This is to reserve a property 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 RIGHT 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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