

STAGS

The Old Villa 35 Lake Street, Dartmouth, Devon TQ6 9DS

A well presented, three storey, two bedroom terraced house, in Dartmouth. The property offers 2 double bedrooms, open plan living area, bathroom with shower. EPC Band E. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Spacious 2 Bedroom House • Option to be Fully Furnished • Outside Terrace • Shower Room • Open Plan Living Area • Town Centre Location • Pets by Negotiation (Terms Apply) • Deposit: £1,096.00 • Council Tax Band B • Tenant Fees Apply

£950 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
Steps ascend to the small front terrace and the front entrance., with front door opening to:-

OPEN PLAN LIVING AREA
An open plan living with tile flooring and window to the front. Electric feature fireplace.
The lounge has a electric feature fireplace.
The kitchen comprises of a selection of floor and wall units, a 4 point ceramic hob, electric oven, integrated washing machine and an integrated undercounter fridge with freezer box.

STAIRS AND LANDING
The staircase is carpeted rising to the first floor. Carpeted landing with doors leading to:-

BEDROOM 2
Double bedroom with laminate flooring throughout. Window to the front.

FAMILY SHOWER ROOM
A fitted suite with window to the rear. Wash basin, WC and shower unit. Cupboard containing the boiler.

STAIRS AND LANDING
The staircase is carpeted rising to the :-

BEDROOM 1
A double bedroom, which covers the whole floor (with vaulted ceilings). Two rear facing velux windows and a front facing dorma window, allowing an abundance of light. Carpeted flooring and a feature fireplace.

REAR BALCONY
Accessible from rear 1st floor landing window. A small decked balcony with a glass balustrade surrounding.

SERVICES
Mains connected gas, electricity and water. Heating - Gas central heating.
Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 220 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three and O2.
Council Tax Band: B

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

DIRECTIONS
Start at Dartmouth Quay, by the riverfront and the Boat Float. Walk inland towards the town centre and the shops. Head towards Victoria Road, away from the waterfront. Look for the entrance to Lake Street, near the junction by Lloyds Pharmacy. Turn into Lake Street and continue along the street and number 35 can be found on your left.

LETTING
The property is available to let on an assured periodic tenancy and is available immediately. RENT: £950.00 pcm exclusive of all charges. DEPOSIT: £1,096.00 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 & 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 BILL
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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