



**STAGS**

Hillfield Village , Hillfield, Dartmouth, TQ6 0FA

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A modern, first floor one bedroom apartment, in a rural development near Dartmouth, with shared amenities and countryside views. EPC Band: D. Tenant fees apply.

Dartmouth - 3.5 miles | Kingsbridge - 11.5 miles | Totnes - 12 miles

• One Bedroom Apartment • First Floor Walk Up • Rural Location • Communal Grounds • Communal Tennis Court • Car Park • Ideally No Pets • Deposit: £923,00 • Tenant Fees Apply

**£800 Per Calendar Month**

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)



## SITUATION

The property is situated in the development Hillfield Village, which is 3.5 miles from the popular town of Dartmouth, 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 cafes. 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 property is accessed through a communal door, which leads to a stairwell to the apartment door.

## HALLWAY

Good size hallway, with an airing cupboard and doors leading to :-

## LIVING ROOM/KITCHEN

An open plan kitchen/dining room/sitting room with French doors leading to a Juliet balcony, which allows views over the communal courtyard. The kitchen comprises of wall and floor units, a four ring ceramic hob, fan assisted oven, warming drawer, integrated fridge/freezer and a washer dryer.

## BEDROOM

Double bedroom with carpeted flooring and a window to the back of the property.

## ENSUITE

Benefits from a shower cubicle, WC, hand wash basin, storage cupboards/shelve and a heated towel rail.

## OUTSIDE

COMMUNAL GROUNDS - The site benefits from communal grounds (both courtyard and grass areas), a children's play area and a tennis court.

PARKING - There is an overflow car park at the bottom of the estate, where there is ample parking.

## SERVICES

Electric, water, drainage - Private via a Septic Tank. Heating - electric heating. Water will be billed quarterly directly by the Landlord.

Mobile broadband with current speeds of: Dowland 95 Mbps. Upload 21 Mbps.

Council Tax Band: A

## LOCAL AUTHORITY

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

## DIRECTIONS

What 3 Words - frostbite.rises.beads

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £800.00 pcm exclusive of all charges. DEPOSIT: £923.00 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.

The Landlord would prefer no pets residing at this property.

## 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' 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](https://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.



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@StagsProperty



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-101) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |