

STAGS

23 Redwalls Meadow, Dartmouth, Devon TQ6 9PR

A well-presented 4-bedroom family home with an open-plan sitting/dining room, double driveway, attached garage, and front and rear gardens with a large sun terrace, all within walking distance of Dartmouth town centre. Pets by negotiation. EPC Band: D. Tenancy Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• 4 Bedroom Detached Home • 2 Bathrooms • Open-Plan Sitting/Dining Room • Two Driveways • Garage • Front and Rear Gardens • Easy Access to Dartmouth Town Centre • Deposit: £1,846.00 • Council Tax Band: F • Tenant Fees Apply

£1,600 Per Calendar Month

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

SITUATION
Dartmouth is widely regarded as one of South Devon's most desirable coastal towns, set on the banks of the River Dart and known for its vibrant harbour, historic architecture, and excellent range of independent shops, galleries, and restaurants. The town also hosts the renowned Royal Regatta and is home to Britannia Royal Naval College. The surrounding area offers outstanding coastal and countryside scenery, with access to the South West Coast Path, nearby beaches, and sailing on the River Dart.

The nearby town of Totnes provides a mainline railway station with services to London Paddington, offering convenient connectivity, while the wider South Hams continues to be celebrated for its natural beauty and quality of life.

DESCRIPTION
A deceptively spacious family home set within this desirable designated conservation area, offering 3 bedrooms on the first floor, including a master ensuite, with the 4th bedroom on the ground floor, currently serving as an ideal home office. The property benefits from ample driveway parking across two driveways, terraced rear gardens with a large patio ideal for entertaining, a good-sized garage, and a separate utility room with WC.

ACCOMMODATION
A double-glazed front door opens into the inner hall. The utility room has plumbing for a washing machine/dishwasher, wash hand basin, and WC. Bedroom 4, with a rear aspect, would also make an excellent home office.

The well-equipped kitchen offers plenty of storage, with a range of wall-mounted and under-counter gloss-finish units, a built-in oven and 4-ring gas hob, space for a fridge freezer, and a built-in breakfast bar. A door opens out onto the rear brick terrace.

The spacious sitting/dining room enjoys views over the front gardens and benefits from plenty of natural light from the large windows. A stone surround fireplace provides an attractive focal point to the sitting room.

The first floor offers a master bedroom with ensuite, comprising a large shower, WC, wash hand basin, useful cupboard, built-in wardrobes, and front aspect views. The second bedroom also enjoys views over the front gardens, while bedroom three overlooks the rear gardens. The fully tiled family bathroom includes a bath, wash hand basin, and WC.

GARDENS AND GARAGE
A driveway leads to the garage with an up-and-over door and plenty of storage space. Steps lead up to the main entrance, with the front garden laid to lawn and bordered by mature shrubs. The second driveway leads to wooden gates providing access to further parking and the rear terrace.

The terraced rear garden features a large brick terrace, ideal for alfresco dining, with steps leading up to two lawned areas and raised beds for keen gardeners, along with mature borders and a palm tree.

DIRECTIONS
From Dartmouth, proceed up College Way, passing Britannia Royal Naval College on your right. Turn left into Townstal Road, then left into Mount Boone. Take the first turning on your left into Mount Boone Way, then the next right into Red Walls. Continue down the hill and the property can be found on your right.

What3words: https://w3w.co/uniform.modules.correctly

SERVICES
Mains electricity, water, drainage, and gas. Council Tax Band: F.
Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.
Ofcom predicted mobile coverage for voice and data: Limited - EE, Three, O2 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 beginning of September. RENT: £1,600 pcm exclusive of all charges. DEPOSIT: £1,846 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 FEE
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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