



12 The Saltings, Shaldon, Teignmouth, Devon TQ14 0BT

A well presented three/four double bedroom detached home, in the heart of Shaldon with idyllic River Views. EPC Band: C. Tenant Fees Apply.

Exeter - 17 Miles | Newton Abbot - 5 Miles | Torquay - 7 Miles

• Three/Four Bedroom House • Detached • Driveway and Garage • River Views • Village Location • Option for 2 Reception Rooms • Pets Considered • Council Tax Band: E • Deposit: £2,076.00 • Tenant Fees Apply

£1,800 Per Calendar Month

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

SITUATION

Shaldon is a popular, picturesque riverside village on the Teign Estuary on the South Devon coast. This popular, unspoilt and charming village is built around a network of narrow streets lined with interesting Georgian and Victorian cottages retaining the charm of a bygone era. The village offers a good range of beach-side cafes, restaurants and pubs, as well as many other amenities including a GP surgery, post office and shops, a well-regarded primary school, and a zoo. There are several sandy beaches nearby.

ACCESS

The property is accessed off of The Saltings and the front door is at the end of the driveway. A door leads to a hallway, with doors leading to :-

LIVING ROOM

Good size room with a bay window to the rear of the property with stunning river views. Gas fireplace.

KITCHEN

Comprises of an oven, hob, extractor fan, dishwasher and space for a fridge/freezer. There is a window to the rear of the property with river views.

BEDROOM 2

Double bedroom with a fitted wardrobe and a bay window with river views.

BATHROOM AND UTILITY ROOM

BATHROOM - Comprises of a walk in shower, WC and a hand wash basin.
UTILITY ROOM - Plumbing for a washing machine and shelving for storage.

STAIRWELL

Carpeted stairwell descending to the ground floor, which leads to a hallway with an airing cupboard and doors leading to :-

MASTER BEDROOM WITH ENSUITE

BEDROOM - Double bedroom with a window to the rear garden and side of the property. Benefits from a fitted wardrobe.
ENSUITE - Shower cubicle, WC and a hand wash basin.

BEDROOM 3

Double bedroom with a window to the side of the property.

BEDROOM 4

Double bedroom with a bay window to the rear garden and a fitted wardrobe.

BATHROOM

Comprises of a bath, hand wash basin, WC and a bidet.

OUTSIDE

REAR GARDEN - Paved and laid to lawn with a stairwell to the driveway. There is a stairlift if needed.

DRIVEWAY - Driveway parking for around 2-3 cars.

GARAGE - Single garage on the driveway, with electric doors.

SERVICES

Mains electricity, water, drainage and gas central heating.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, and Vodafone.

Council Tax Band: E

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,800 pcm exclusive of all charges.
DEPOSIT: £2,076 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.

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.

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.

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](https://www.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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



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