



5 Thurlestone Court Victoria Road, Dartmouth, Devon  
TQ6 9HF

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Spacious unfurnished or part furnished top floor, four bedroom apartment with outstanding views of the River Dart. Sorry no pets. EPC Band: D. Tenancy Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Four Bedroom Apartment • Option to be Part Furnished • Garage and Two Parking Spaces • River and Town Views • Available September • Deposit £1,269.00 • Council Tax Band: E • Tenants Fees Apply

£1,100 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Steps lead to a half glazed front door and covered porch.

### HALL

With 2 radiators, fitted carpet, a cloak cupboard, leading to Sun Room.

### KITCHEN

Comprising a range of wall, base and drawer units, a worksurface with an inset stainless steel sink unit, a built-in electric oven and microwave, an electric hob, washing machine, dishwasher, space for fridge/freezer and a window to front.

### DINING ROOM

Fitted carpet, built-in cupboards and shelving, a radiator and a DG window with lovely river views.

### BEDROOM 4

Single room, fitted carpet, built-in wardrobe and cupboards, DG window with river views.

### SITTING ROOM

Parquet flooring, 2 radiators, feature fireplace, DG window and UPVC door onto balcony with stunning river and town views.

### BEDROOM 1

Double room, fitted carpet, 2 radiators, vanity sink unit, built-in wardrobe and cupboards, DG window with stunning river and town views.

### BEDROOM 2

Double room, fitted carpet, 2 radiators, vanity sink unit, DG window and UPVC door to balcony.

### FAMILY BATHROOM

Wood effect lino flooring, white suite comprising bath with shower over, low level toilet, built-in hand basin into granite top, radiator, DG window to front.

### SUN ROOM

Tiled floor, 2 DG windows, 2 radiators, storage cupboard.

### BEDROOM 3

Double room, fitted carpet, built-in wardrobe, radiator, 2 windows

### BATHROOM 2

White suite comprising bath with shower over, low level toilet, built-in hand basin into granite top, DG window, wood effect lino flooring.

### WALK-IN CUPBOARD

Large walk-in cupboard, with wine racks.

## OUTSIDE

Steps lead from Victoria Road to front door and covered porch. The garage can be accessed from Thurlestone Gardens turning right at the end of the road. Parking space marked Flat 5 to the left of the apartment. Communal Gardens.

## AGENT NOTE

Please be aware the balcony is only suitable for use by adults only.

## SERVICES

Mains electric, gas, water and drainage. Council Tax Band: E. Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps. Ofcom predicted mobile coverage for voice and data: Limited - EE, Three, O2 and Vodafone.

## LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,100.00 pcm exclusive of all charges. DEPOSIT: £1,269.00 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 & 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' 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.



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@StagsProperty



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <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                     |         |           |