



STAGS

Home Cottage Castle Road, Kingswear, Dartmouth, TQ6 0DX

A newly decorated, four bedroom detached cottage tucked away in the countryside of Kingswear. The property benefits from a driveway, courtyard and stunning views. EPC Band: E. Tenant fees apply.

Torquay: 10 miles | Totnes: 11 miles | Exeter 39 miles

• 4 Bedroom Cottage • Countryside Views • Close to the Castle and Sea • Recently Decorated • Woodburner • 2 Bathrooms • Gated Driveway • Deposit: £1,788.00 • Council Tax Band: F • Tenant Fees Apply

£1,550 Per Calendar Month

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

SITUATION

Kingswear sits on the sunny east bank of the River Dart, opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is one of the most picturesque in the South Hams, offering two popular pubs, a tapas wine bar, coffee shop, post office, village shop, primary school and a church. Kingswear is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. There is plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton, whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants. The South Devon Expressway (A380) is 12 miles away and provides speedy access to Exeter and the country beyond, whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.

ACCESS

The property can be accessed off of Castle Road, there is a gateway leading onto the driveway and courtyard. There is a front door, opening up onto a hallway, with doors leading to :-

LIVING ROOM

Good size room with shelving for storage, a wood burner, window to the side and French doors leading onto the courtyard/driveway.

KITCHEN/DINER

DINING ROOM - Spacious room with a storage cupboard, drawers and a window to the side.

KITCHEN - Comprises of wall and floor units, a washing machine, tumble dryer, dishwasher, sink, oven and 4 point electric hob. There are French doors which lead onto the courtyard to enjoy the sunshine.

SHOWER ROOM

Comprises of a shower cubicle, hand wash basin and a WC.

STAIRWELL

Stairwell ascending to the 1st floor, leading to a hallway with doors leading to :-

BEDROOM 1

Double bedroom with a window to the front and side of the property, benefitting from countryside views.

BEDROOM 2

Double bedroom with a window to the front of the property/courtyard.

BEDROOM 3

Double bedroom with a window to the side of the property, benefitting from a feature fireplace.

BEDROOM 4

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

BATHROOM

Comprises of a bath, hand wash basin, WC and a heated towel rail. Window to the side of the property.

OUTSIDE

DRIVEWAY - Good size gated driveway, with parking for 2/3 cars, COURTYARD - Paved courtyard, with a storage cupboard.

SERVICES

Oil, electric, water and drainage. Heating - oil fired central heating.

Ofcom predicted broadband services - Standard: Download 30 Mbps, Upload 2 Mbps.

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

Council Tax Band: F

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

What3Words: croutons.deposits.bounding

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,550.00 pcm exclusive of all charges.

DEPOSIT: £1,788.00 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 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 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC