



Chusan, 178 Victoria Road
Dartmouth
£700 Per month

Freeborns
ESTATE AGENTS

A well appointed 1 bedroom furnished property with countryside and River Dart views.

Electricity, water and gas are paid directly to Landlord as an allowance of £250pcm (there will be a £25pcm discount for single occupancy). Council tax is paid directly to the council by the tenant.



Chusan, 178 Victoria Road, Dartmouth, Devon, TQ6 9EL

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

ENTRANCE HALLWAY

KITCHEN 10'8" X 7'11" (3.26 X 2.43)

Base and eye level units with wooden worktop over. Belfast style sink with mixer tap, integrated electric oven and gas hob. Dishwasher, fridge, washing machine and breakfast bar. Window to side.

SHOWER ROOM 11'5" X 5'2" (3.48 X 1.59)

Low level WC, pedestal wash hand basin, shower cubicle with Triton electric shower. Cupboard housing the combination gas boiler, obscured window to side.

BEDROOM 11'5" X 7'1" (3.48 X 2.16)

Built in wardrobes, double bed, chest of drawers, window to rear with countryside and River Dart views.

Stairs lead down to:-

LOUNGE 12'6" X 11'3" (3.82 X 3.44)

Dining table and two chairs, Futon sofa/pull out bed, patio doors for ventilation (please note that there is no access out of the doors onto the neighbouring patio).

COUNCIL TAX BAND A:

Amount payable approximately £1507 per annum.

EPC RATING D

SERVICES

Electricity, gas, water and drainage are connected.

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PLEASE NOTE

NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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