



The Nook Victoria Road, Dartmouth, Devon TQ6 9EX

An iconic Edwardian four bedroom detached house, with off street parking for up to 2 cars in Dartmouth. Available furnished, part furnished or unfurnished. Pets by negotiation. EPC Band: C. Tenant fees apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

- Iconic Dartmouth Property
- Four Bedrooms
- Two Bathrooms
- Two Courtyard Gardens
- Parking For Two Vehicles
- Pets By Negotiation (Terms Apply)
- 12 Months Plus
- Deposit: £1,898.00
- Council Tax Band: E
- Tenant Fees Apply

£1,645 Per Calendar Month

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



ACCOMMODATION INCLUDES

Porch with original patterned tiled floor which follows through a very individual timber and half glazed door into the entrance hall, cloaks hanging space, windows and window to sitting room, part glazed front door. Ornate wooden/glazed door into entrance hall.

ENTRANCE HALL

Original patterned tiled floor, smoke alarm, electric fuse board. door into kitchen and dining room/second sitting room.

KITCHEN

Comprising a range of 'Neptune' crafted wall, base and drawer units, wooden work-surfaces with 1.1/2 stainless steel sink and drainer, built-in full fridge/freezer, dishwasher, cupboard housing washing machine, freestanding Belling double oven, grill, 7 gas burners, stainless steel cooker hood, under stairs cupboard, oak flooring, radiator, double glazed window to side elevation, arch through to dining room/ second sitting room

DINING ROOM/SECOND SITTING ROOM

Oak flooring following from the kitchen, radiator, multi fuel stove with slate hearth, large bay window to front elevation, CO alarm.

REAR LOBBY

Tiled flooring, shelving, wall mounted gas boiler for heating and hot water, door to cloakroom, part glazed wooden door to rear courtyard.

SITTING ROOM

Oak flooring, radiator, multi fuel stove with slate hearth, two double glazed windows to front and side elevation, under stairs cupboard.

STAIRS AND LANDING

Ornate wooden balustrade, fitted carpet leads to first floor landing, smoke alarm, cupboard housing solar panel inverter.

BEDROOM 1

Large double, fitted carpet, ornate fireplace, radiator, one double glazed window, single double glazed door onto balcony.

FAMILY BATHROOM

Oak flooring, large corner shower unit with glazed sliding doors and Mira shower, claw foot bath, low level wc, hand basin seated on wooden storage unit, heated chrome ladder style radiator, two double glazed windows to side and rear elevation, large storage cupboard.

BEDROOM 2

Large double, fitted carpet, ornate fireplace, radiator, two double glazed windows to front elevation, walk-in cupboard.

STAIRS AND LANDING TO 2ND FLOOR

Ornate wooden balustrade, fitted carpet leads to first floor landing, smoke alarm, eves storage cupboard.

BEDROOM 3

Double room, oak flooring, double glazed sliding window to front elevation.

BEDROOM 4

Double room, carpeted flooring with an electric radiator, Velux window to front elevation.

OUTSIDE

Front - There is a gravel patio area, log storage area, shed, paved parking area for two vehicles and pod electric vehicle charger.

Rear - Enclosed gravel and part decked seating area, gated access to parking for two vehicles and hot tub.

SERVICES

Mains Electric, Gas, Water and Drainage. Council Tax Band E. EPC Band C.

SITUATION

Known as the jewel of the South Hams, the pretty 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

DIRECTIONS

From the Stags office proceed left along Duke Street and continue up Victoria Road. Upon reaching a sweeping right hand bend and a turning on the left to Victoria Road. The Nook can be found just to the right of the turning.

LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, furnished/ part furnished or unfurnished and is available. RENT: £1,645.00 pcm exclusive of all charges . Pets considered. Where the agreed let permits pets the RENT will be £1,695.00. DEPOSIT: £1,898.00, 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.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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.



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

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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80	70	80
D	55-68		
E	39-54		
F	21-38		
G	1-20		
The less energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			