



Myrtle Cottage Deer Combe, Dartmouth, Devon TQ6 0SH

A newly decorated, three bedroom semi-detached house in Stoke Fleming, with an integrated garage and south facing rear garden. EPC Band: D. Pet by negotiation. Tenant Fees Apply.

Dartmouth 3 miles | Kingsbridge 12 miles | Totnes 13 miles

• 3 Bedroom Semi-Detached House • Newly Re-Decorated • Wood Burning Stove • Underfloor Heating Throughout • Off Street Parking for One Car • Council Tax Band: E • 12 Months Plus • Pet By Negotiation • Deposit: £1,400.00 • Tenant Fees Apply

£1,400 Per Calendar Month

[01803 866130](tel:01803866130) | rentals.southdevon@stags.co.uk



SITUATION

Stoke Fleming is a quintessentially English village with a primary school, local store with Post Office, church, village hall, playing field with sports facilities and a restaurant and a village pub at its centre. Located within the South Hams, an Area of Natural Outstanding Beauty with splendid coastal scenery, the village stands in a prominent position overlooking Start Bay. Less than a mile away is the award-winning beach of Blackpool Sands, considered to be one of the finest of the many in the South Hams. The historic naval port of Dartmouth located a few miles away should provide all retail and recreational needs, with the town full of galleries, restaurants and shops. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon express way is approximately 20 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

ACCOMMODATION

A driveway with space for one car is located to one side of the front garden, which is mainly laid to lawn. A small pathway connects the driveway to the front entrance, with front door leading to:-

HALLWAY

With wooden flooring and a window to the front. Doors leading to:-

SITTING ROOM

A spacious, light and airy room, with carpeted flooring and a feature fireplace containing a woodburning stove. Windows to the front allow an abundance of light while French doors to the rear allow access to the rear patio and garden. A door leads into the kitchen.

KITCHEN

A fitted kitchen with a selection of wall and floor cupboards, an electric cooker and a 4 point hob and space for a dishwasher. Window to the rear. A door leads to:-

UTILITY ROOM

Selection of wall and floor cupboards, stainless steel sink with mixer tap and space for a large refrigerator and a washing machine. Oil boiler. A window and door provides views and access to the rear garden. A further door leads to the integral garage.

W.C

With wooden flooring, a W.C and a wash hand basin

STAIRS AND LANDING

The staircase is carpeted rising to the first floor. Carpeted landing with doors leading to:-

BEDROOM 1

Carpeted double bedroom with a built-in wardrobe and a window to front.

ENSUITE SHOWER ROOM

A fitted suite with a shower, W.C and a wash hand basin. Window to the rear.

BEDROOM 2

Carpeted double bedroom with a double built-in wardrobe and a window to front

BATHROOM

A fitted suite comprising of a panelled bath with a W.C and a wash hand basin. Velux window to the rear.

BEDROOM 3

Carpeted double bedroom, with a door providing access to eaves storage and a window to the rear.

REAR GARDEN

The garden is laid mostly to lawn, with a patio area laid to concrete slab.

INTEGRAL GARAGE

With a selection of shelving units, light and power. A door to the rear opens to the utility room and an up-and-over garage door to the front leads onto the driveway.

DIRECTIONS

What3words: husky.when.wiggling

SERVICES

Electric, water, drainage, oil - Mains connected. Heating - Oil central heating. Ofcom predicted broadband services - Superfast: Download 31 Mbps, Upload 3Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Council Tax Band: E

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,400 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,425.00. DEPOSIT: £1,615.00 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 & 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).

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.



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	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			
		62	79
England & Wales		EU Directive 2002/91/EC	