



Stella Maris, 25 South Town, Dartmouth, Dartmouth TQ6 9BX

WINTER LET A furnished, ground floor flat a short walk from Dartmouth town centre includes wifi .

Kingsbridge - 15 miles Totnes - 16 Miles

• Sitting Room • Kitchen/Breakfast Room • 2 Bedrooms • Bathroom • Cloakroom • price includes wifi • Available Beginning November • Deposit: £1009.00 • Council Tax Band: B • Tenant Fees Apply

£875 Per Calendar Month

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



ACCOMMODATION INCLUDES

Wooden door from front into

HALLWAY

Spacious hallway

SITTING ROOM

Good size carpeted sitting room with river glimpses, comprising: two leather sofas, flatscreen TV, DVD, CD player with ipod dock and gas fire.

KITCHEN/DINING AREA

Fully fitted kitchen/diner with cream painted wooden units and solid wood worktop, dining table and chairs. Appliances include: gas hob, oven, washer/dryer, fridge/freezer and microwave

CLOAKROOM

Lower level wc, window to rear

BEDROOM 1

Double bedroom with 4'6" bed, radiator, fitted carpet, built-in double wardrobe, two bedside cabinets, window to front.

BEDROOM 2

Radiator, fitted carpet, window to front. Twin Beds, large chest of drawers, two bedside cabinets, built in cupboards with alcove shelving.

BATHROOM

White suite pedestal wash basin, panelled bath, shower cubicle.

OUTSIDE

There is no parking with this property.

SERVICES

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

SITUATION

The property is situated close to the centre of Dartmouth town. Known as the jewel of the South Hams, the 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 boutiques and galleries, restaurants, delicatessens, pubs and 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.

DIRECTIONS

From Stags Offices proceed right onto the Quay, passed Boots the Chemist, and then past Whistlefish where you turn right into Newcomen Road, follow this road which turns into South Town and the property will be found approximately half a mile from the town centre on the right hand side.

LETTINGS

The property is available to let on a 6 month WINTER LET, and is available beginning of November RENT: £875.00 pcm including wifi but exclusive of all other charges. DEPOSIT: £1009.00 Deposit 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). Unfortunately not suitable for pets. No smokers. References required, viewings strictly through the agents. Stags 01803 833681.

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 agree (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.



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
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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			
		60	76
England & Wales		EU Directive 2002/91/EC	