



86 Britannia Avenue, Dartmouth, Devon TQ6 9JT

A 2 bedroom, two story Maisonette flat, set within the town of Dartmouth. The property offers 2 bedrooms, a fully fitted kitchen, spacious living room and a 3 piece bathroom. Further benefits include 1 allocated parking space and a rear garden. Pets by negotiation. EPC Band D. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

- Spacious 2 Bedroom Maisonette
- 1 Allocated Parking Space
- Three Piece Bathroom
- Good Size Kitchen
- Open Plan Kitchen/Diner
- Fully Fitted Kitchen
- 12 Month Tenancy
- Deposit: £1,269.00
- Council Tax Band: A
- Tenant Fees Apply

£1,100 Per Calendar Month

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



DESCRIPTION

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SITUATION

Known as the jewel of the South Hams, the beautiful 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.

BEDROOM 2

Large single bedroom with storage cupboards on the wall. Carpeted, with a window to the front of the property.

BATHROOM

3 piece bathroom, with electric shower. Lino flooring to be replaced/tidied up before a tenant moves in.

BEDROOM 1

Good size double bedroom, with 2 storage cupboards. Panelling on one wall and window to the front of the property. Room to be recarpeted before a tenant moves in.

LIVING ROOM

Good size living room with built in TV units on the wall. Room to be carpeted before a tenant moves in. Window with view of the garden. Stairs leading to the ground floor.

KITCHEN/DINER

Open planned kitchen/dining area. Dining area comprises of a good space for storage/utility space, aswell as an extra living area. Pantry for storage and shelving throughout. Kitchen comprises of a built in oven, microwave, fridge/freezer, slimline dishwasher and a 4 point hob. Wall and base units throughout. Window looking out to the garden. Door leading to the rear garden.

OUTSIDE

REAR GARDEN: Comprises of 3 sections, a paved patio area, grass area and a raised decked area. Flower bed running along the side. FRONT GARDEN: Good courtyard space to the front of the property, good for storage. PARKING: 1 allocated parking space near the front of the property.

SERVICES

Mains electric, gas, water and drainage. Council Tax Band: A.

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy. RENT: £1,100.00 pcm exclusive of all charges. DEPOSIT: £1,269.00 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.



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		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		