



86 Victoria Road, Dartmouth, TQ6 9EF

A well presented, four storey, three bedroom terraced house, set within the town of Dartmouth. The property offers 3 double bedrooms, fully fitted kitchen, 2 spacious living rooms, office space, driveway parking and a back garden. Pets by negotiation. EPC Band: D. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

- Spacious 3 Bedroom House
- 2 Living Rooms
- Driveway Parking
- Back Courtyard Garden
- Open Plan Kitchen/Diner
- Pets by Negotiation (Terms Apply)
- 12 Month Tenancy Initially
- Deposit: £1,903.00.00
- Council Tax Band: Awaiting
- Tenant Fees Apply

£1,650 Per Calendar Month

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



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.

ACCESS

Driveway approach, with gate leading to the private courtyard and access to the rear door. Door leads to:-

KITCHEN/DINER

Kitchen comprises of floor and wall cupboards, integrated dishwasher, 5 point electric hob and dual electric oven. There is also a central island with more cupboard space.

The dining area is a generous size and good for socialising.

There are 3 radiators and 2 windows with rear and side aspect. Stripped wooden flooring.

Door leading to:-

LOWER GROUND FLOOR WC

Wash hand basin, WC and cupboard containing gas boiler.

STAIRS AND LANDING

The staircase is wooden, rising to the ground floor, which is where you access the front door and:-

CORNER OFFICE

Large half landing with fixed corner desk and window rear aspect. Great space for working from home.

SNUG

Good size snug with stripped wooden flooring and high ceilings. There is a feature fireplace and 2 storage cupboards. There is a bay window to the rear aspect, meaning the room is light and airy. 1 radiator. Door leading to:-

SITTING ROOM

Good size sitting room, with stripped wooden floor and bay window with front aspect. There is a feature fireplace and 2 radiators.

STAIRS AND LANDING

The staircase is wooden rising to the first floor:-

SHOWER ROOM

Tiled suite with walk in shower, wash hand basin, electric heated towel rail. Window with rear aspect.

BEDROOM 3

Double bedroom with built in wardrobe. Carpeted floor and window to the front aspect. One radiator.

BATHROOM

Tiled flooring with a wash hand basin, WC, roll top stand alone bath and heated towel rail.

BEDROOM 1

Double bedroom with stripped wooden flooring. Comprises of 3 double built in wardrobes, a feature fireplace and a bay window with front aspect. A very light and airy bedroom with 1 radiator.

STAIRS AND LANDING

The staircase is wooden, rising to the second floor:-

BEDROOM 2

Double bedroom with vaulted ceilings and stripped wood flooring. There is a Dorma window with rear aspect and one radiator.

OUTSIDE

Driveway parking for 1 car, gravelled area at the end of the driveway with ample space for bin storage.

To the left of the driveway there is a gate leading to a private courtyard patio, which is concrete slabs. The courtyard is boarded to fencing around and has a flower bed running along one side.

SERVICES

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

Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 220 Mbps.

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

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: £1,650.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,675.00. DEPOSIT: £1,903.00 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 | |