



9 Blue Waters Drive, Broadsands, Paignton, Devon TQ4 6JE

A recently refurbished 2 bedroom detached bungalow, with a generous reception room, modern bathroom, kitchen, utility, garage and a garden. No pets. EPC Band: D. Tenant fees apply.

Totnes: 9 Miles | Brixham: 4 Miles | Torquay: 5 Miles | Dartmouth: 6 Miles

• 2 Double Bedroom Bungalow • Separate Garage • Off Street Parking For x2 Cars • Private Rear Garden • No Pets • Council Tax Band: E • EPC Band: D • 12 Months Plus • Deposit: £1,500.00 • Tenants Fees Apply

£1,300 Per Calendar Month

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

DESCRIPTION

This refurbished detached bungalow, is a short walk away from Broadsands Beach and the picturesque coastal footpath, yet within walking distance of the shopping parade at Churston Broadway and the bus service which passes along Dartmouth road.

The accommodation provides a generous lounge/diner and kitchen. There are 2 double bedrooms, a family bathroom, W.C, utility room and separate garage.

ACCOMMODATION

ENTRANCE PORCH: Glazed inner door to:-

ENTRANCE HALL: Storage cupboard. Airing cupboard and Radiator. Doors to:-

LOUNGE/DINER: Radiator. Electric fire and stone surround. UPVC framed windows and French doors opening to small porch and exit to the front of the property:-

KITCHEN: Cream faced wall and base cupboards. Wooden working surfaces. Inset stainless steel sink and drainer. Built in electric oven and hob over. Tiled surround. Two double glazed windows and door to lounge. Extractor fan. Door to:-

REAR PORCH: Side door to garden, side door to driveway and door to:

UTILITY: Storage shelves and plumbing for a washing machine and dryer.

BEDROOM 1: Two double glazed windows to rear. Radiator.

BEDROOM 2: Double glazed windows to side. Radiator.

OUTSIDE

DRIVEWAY: Parking for two cars

GARAGE: Light, power and water supply. Window to rear.

GARDEN: The front and rear gardens are mainly laid to lawn. The rear garden further benefits from a large patio area.

SERVICES

Electric, water, drainage, gas - Mains connected. Heating - Mains gas central heating.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload: 220 Mbps.

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

Council Tax Band: E

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,300.00 pcm exclusive of all charges. No pets. Where the agreed let permits pets the RENT will be £1,325.00 DEPOSIT: £1500.00 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). 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 plus) 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	56	75
EU Directive 2002/91/EC		