



STAGS

East By North , 45 Sandquay Road, Dartmouth, TQ6 9PH

A charming 3 bedroom period home, set in an elevated position, enjoying wonderful views over the River Dart and across to Kingswear. Pets by negotiation. EPC Band: D. Tenant Fees Apply.

Totnes 13 miles | Kingsbridge 14 miles | Plymouth 30 miles

• Three Bedroom Property • River Views • Furnished/Unfurnished • Front and Rear Outside Space • Newly Decorated • Council Tax Band: D • 12 Months Initially • Deposit: £1,096.00 • Pets by Negotiation • Tenant Fees Apply

£950 Per Calendar Month

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

SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

ACCOMODATION

The property is accessed off of Sandquay Road, there are some steps leading to a walkway, with a row of houses and then a further 3 steps up to the front door. The front door leads into the porch, with doors leading to:-

LIVING ROOM

Good size room, with a feature fireplace and shelving. There is a bay window with river views.

** NEW FLOORING HAS NOW BEEN LAID **

KITCHEN/DINING ROOM

Open planned kitchen/diner which benefits from wall and base units, a fridge, dishwasher, oven, hob and a cupboard with under stairs storage.

UTILITY ROOM

Comprises of shelving for extra storage, a washer/dryer and freezer. There is a back door, with access to the rear garden.

BATHROOM

Benefits from a shower cubicle, WC and hand wash basin.

STAIRWELL

Stairwell ascending from the living room, leading to a hallway with doors leading to :-

BEDROOM 3

Single bedroom, with already built in bunk beds, an airing cupboard and an ensuite WC.

BEDROOM 2

Double bedroom with a feature fireplace, freestanding sink and a storage wardrobe.

MASTER BEDROOM

Double bedroom with a feature fireplace, fitted wardrobes and a bay window to the front with river views.

OUTSIDE

REAR - 2 tiered garden with a paved area at the bottom and steel steps leading to the top area, which is going to be levelled out and laid to gravel.

FRONT - Courtyard to enjoy the views.

SERVICES

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

Council Tax Band: D.

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.

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 for 12 months initially, furnished/unfurnished. Pets by negotiation. RENT: £950.00 pcm exclusive of all charges. DEPOSIT: £1,096.00 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 FEE

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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		78
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		