



2 Penhill Chalets Shady Lane, Stoke Fleming, Dartmouth,
Devon TQ6 0PB

A one bedroom chalet in Stoke Fleming, set in a fantastic position with uninterrupted Sea Views. One Small dog at Landlord's discretion. EPC Band: E. Tenant fees apply.

Dartmouth 3 miles | Kingsbridge 12 miles | Totnes 13 miles

• Idyllic Sea Views • Recently Refurbished • Wood Burning Stove • Allocated Parking Space For One Car • 12 Months Plus • Council Tax Band: A • One Small Dog at Landlord's Discretion • Available now • Deposit: £836.00 • Tenant Fees Apply

£725 Per Calendar Month

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

SITUATION

Stoke Fleming is a quintessentially English village with a primary school, local store, active church, village hall, a restaurant and a village pub at its centre. Located within the South Hams, an Area of Natural Outstanding Beauty and with splendid coastal scenery, the village stands in a prominent position overlooking Start Bay.

Less than a mile away is the award-winning beach of Blackpool Sands, considered to be one of the finest of many in the South Hams. The historic naval port of Dartmouth, located a few short miles away, should provide all your retail and recreational needs, with the town full of galleries, restaurants and shops.

ACCOMMODATION

Entrance into the LOUNGE DINER: Large window to the front, with fantastic views of the sea over trees below and the small seating area to the front of the property. Wood burning stove, cupboard housing the gas boiler. KITCHEN AREA: Fitted with a range of wall and base units with a wooden worksurface above. Window overlooking the side. Inset sink and an electric oven with a 4 point induction hob. BEDROOM: a small double with a window overlooking the front of the property, with superb sea views. BATHROOM: Comprising of a white suite with shower, W.C, wash hand basin and a window to the rear.

OUTSIDE

To the front of the property is a small area, ideal for a table and chair to sit and enjoy the beautiful outlook of the sea beyond. A separate outbuilding contains a communal coin operated washing machine and tumble dryer. One allocated parking space situated at the top of the development.

SERVICES

Mains electric, water and drainage. Gas central heating . Council tax band A: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

Electric, water, drainage - Mains connected. Heating - LPG Gas central heating via Calor gas bottles.
Ofcom predicted broadband services: No data available.
Ofcom predicted mobile coverage for voice and data: No data available
On this basis we would suggest tenants make additional enquiries with regard to the availability of broadband and telephone services.
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.

DIRECTIONS

From Totnes Follow the A381 towards Dartmouth and Kingsbridge. Go through the villages of Harbertonford and Halwell and at Totnes Cross BP garage just outside Halwell, take the turning left A3122 signposted Dartmouth. Follow the road the Dartmouth, once you have passed Sainsburys on your left, go over the roundabout and Lidl & a BP petrol station will be on your right, continue down Townstal Road to a mini roundabout, turn right onto the A379 and follow the road out of Dartmouth towards the village of Stoke Fleming. Drive through the village and bear left by the Village Shop & Post Office and just before you get to the Trattoria Spaggia restaurant opposite the bus stop, turn left and head down Shady Lane until you reach buildings on the right hand side, you can park in the visitor spaces past the property.

What3words: amicably.penny.nimbly

LETTING

The property is available to let on an assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £725.00 pcm exclusive of all charges. One small dog considered (terms apply). Where the agreed let permits a small dog the RENT will be increased to £750.00. DEPOSIT: £836.00, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



The Granary, Coronation Road, Totnes, Devon,
TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk
staas.co.uk



@StagsProperty