



Courtyard Cottage , Bowden, Dartmouth, TQ6 0LH

A beautifully positioned two bedroom mid-terrace house, with an allocated parking space and access to communal gardens and a tennis court. Pets by negotiation. EPC Band: (TBC). Tenant fees apply.

Dartmouth: 3.9 miles | Totnes: 11.9 miles | Kingsbridge: 12.8 miles

• Two Bedroom Cottage • Private Courtyard • Furnished • Communal Gardens & Tennis Court • One Allocated Parking Space • Deposit: £1,269.00 • 12 Months Plus • Council Tax Band: C • Pets By Negotiation • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION

A gravel driveway sweeps around to the allocated parking space. The property is located opposite the allocated parking space, with a front door leading to:-

ENTRANCE HALL

With laminate flooring and a radiator. Doors lead to:-

BEDROOM 1

A double bedroom with carpeted flooring, a radiator and windows to the front. A door leads to:-

EN-SUITE BATHROOM

A fitted suite with a shower over bath, W.C, wash hand basin, a towel rail and a Velux window.

BEDROOM 2

A double bedroom with carpeted flooring, a built-in wardrobe and a further cupboard containing the boiler. Radiator. Window to rear.

BATHROOM

A fitted suite with a stand alone bath, W.C, hand basin, a towel rail and a Velux window.

STAIRS AND GROUND FLOOR LANDING

The staircase is carpeted, descending to the landing. The landing has wooden flooring with a door leading to:-

SITTING ROOM

Wooden flooring with a feature fireplace, containing a wood burning stove. Radiator. Understairs cupboard. Windows to the rear with a French door providing access to the private rear courtyard.

The sitting room leads to:-

KITCHEN

Fitted kitchen with a selection of wall and floor cupboards, an electric oven and a 4 point electric hob Space and plumbing for a washing machine, dishwasher and fridge freezer. Radiator. Window to the front overlooking the courtyard.

PRIVATE COURTYARD

A spacious courtyard, mainly laid to block paving and bordered with mature shrubs, with access to the wider communal courtyard.

OUTSIDE

A gravel pathway to the north of the property leads past a duckpond and through woodland, with accessible seating areas, finishing at the communal tennis court.

SERVICES

Electric - Mains connected. Private water & drainage. Heating - Electric heating.

Ofcom predicted broadband services - Standard: Download 14 Mbps, Upload 1 Mbps.

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

Council Tax Band: C

AGENT NOTE

The tenant will be required to pay a contribution towards water and sewerage of £30.00 per calendar month.

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy.

RENT: £1,100.00 pcm exclusive of all charges. DEPOSIT:

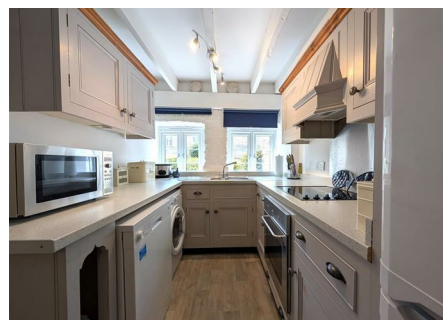
£1,153.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

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
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@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