



STAGS

34 Victoria Road, Dartmouth, Devon TQ6 9SA

A well presented 2 bedroom apartment, with a balcony and allocated parking space, situated close to Dartmouth town centre. EPC Band: TBC. Pet by negotiation. Tenant fees apply.

Kingsbridge: 14 miles | Totnes: 14 miles | Plymouth: 31 miles

• 2 Bedroom Apartment With A Balcony • Sitting Room/Dining Area • Underfloor Heating • Two Bathrooms • Allocated Parking Space • Pet By Negotiation • 12 Months Plus • Deposit: £1,182.00 • Council Tax Band: D • Tenants Fees Apply

£1,025 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

ACCOMMODATION

On entrance to the carpeted communal hallway, stairs ascend to the first floor, with the apartment front door opening to:-

HALL

With carpeted flooring and doors leading to:-

OPEN PLAN LIVING AREA

SITTING ROOM/DINING ROOM: Laminate flooring with under-floor heating and patio doors leading to balcony area.

KITCHEN: Comprising a range of wall, base and drawer units, a work surface with inset 1.½ stainless steel sink unit, a 4 point gas hob, an electric oven and extractor hood. Space and plumbing for a washing machine

BATHROOM

A white suite comprising: bath with electric shower above, a low level WC, wash hand basin, extractor fan and a built-in cupboard.

BEDROOM 1

Double bedroom with carpeted flooring and a window to front. A door leads to:-

EN-SUITE SHOWER ROOM

A large walk-in shower with a glazed screen, a wash hand basin, a low level WC and a storage cupboard.

BEDROOM 2

A double bedroom with carpeted flooring and a window to front.

OUTSIDE

A balcony area with decked flooring and steps leading to parking area.

SERVICES

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

Oftcom predicted broadband services - Ultrafast: Download 1800 Mbps,

Upload 220 Mbps.

Oftcom predicted mobile coverage for voice and data: Three and O2.

Council Tax Band: D

LOCAL AUTHORITY

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

DIRECTIONS

From our office proceed left onto Duke Street and into Victoria Road. Continue for approximately 300 yards where the property will be found on the left hand side, opposite the Guildhall.

LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1,025.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,050.00. DEPOSIT: £1,182.00, 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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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	75	77
(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