



STAGS

34 Lower Street, Dartmouth, TQ6 9AN

A unique and beautifully finished one bedroom townhouse, arranged over three floors, located in the heart of Dartmouth. Sorry no pets, EPC Band: E. Tenant fees apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• One Bedroom Townhouse • Spread Over Three Floors • Central Dartmouth Location • Furnished • Available June • Sorry No pets • 12 Months Plus • Deposit: £923.00 • Council Tax Band: A • Tenant Fees Apply

£800 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

34 Lower Street is accessed via a front door located to the front of the building. The door opens to:-

HALLWAY, STAIRS TO FIRST FLOOR AND LANDING

Hallway with wood laminate flooring, an understairs storage cupboard and a cupboard containing the fuse box and electricity meter. The stairs are carpeted with inset LED lights and a window to the rear, which ascend to the first floor landing. The landing is carpeted with a radiator and doors opening to:-

BEDROOM 1

A double bedroom with carpeted flooring and two sash windows to the front. Radiator.

BATHROOM

A fitted suite with a shower over bath, WC, wash hand basin, a towel rail and an airing cupboard. Window to the rear.

STAIRS TO SECOND FLOOR

The stairs are carpeted with inset LED lights and a window to the rear, which rise to the second floor and open plan living room.

OPEN PLAN LIVING ROOM

A light and airy room with carpeted flooring, two radiators, two sash windows to the front and a vaulted ceiling containing four Velux windows which allow an abundance of light. The living room leads to:-

OPEN PLAN KITCHEN

A fitted kitchen with a selection of wall and floor cupboards, an

integrated electric oven and grill, 4 point gas hob and an integrated fridge and freezer, with a further central island containing a breakfast bar. Radiator.

SERVICES

Mains electric, water and drainage. Heating - Electric heating. Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220Mbps.

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

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.uk.

LETTING

The property is available to let on an assured shorthold tenancy. RENT: £800.00 pcm exclusive of all charges. DEPOSIT: £923.00 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
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	52	
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC