



STAGS

5 Broadstone, Dartmouth, Devon TQ6 9NR

A three bedroom cottage set in the heart of Dartmouth close to all amenities. EPC Band: E. One Small Pet by Negotiation. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Open-Plan Living Area • Three Bedrooms • Cloakroom • Town Centre • Available Immediately • Deposit £1009.00 • Council Tax Band C • One Small Dog at Landlord's Discretion • Unfurnished • Tenants Fees Apply

£875 Per Calendar Month

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

SITUATION

Dartmouth is not your average 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, 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.

ACCESS

Wooden part glazed door into hall.

HALL

Fitted carpet, side window, stairs leading to first floor.

OPEN PLAN LIVING/KITCHEN AREA

KITCHEN AREA - built-in floor and wall cupboards, stainless steel sink unit with mixer tap, electric free standing cooker, integrated washer/dryer, small dishwasher, vinyl flooring, side window to front
LIVING AREA - Fitted carpet, double glazed window to rear, electric storage heater, non-working feature fireplace.

STAIRS AND LANDING

Fitted carpet, with stairs ascending.

BEDROOM 1

Fitted carpet, built-in wardrobe and cupboard, double glazed window to rear elevation.

BATHROOM

White suite comprising: bath with electric shower over, 2 hand basins, wc, shower cubicle with glazed screen, Vinyl flooring, window to front elevation.

STAIRS AND LANDING

Stairs lead to second floor, carpet.

CLOAKROOM

Toilet and hand basin.

BEDROOM 2

Fitted carpet, double glazed windows to rear elevation,.

BEDROOM 3

Fitted carpet, Velux window, built-in cupboard.

DIRECTIONS

Turn left out of Stags Office, cross over into Foss Street, turning right into Broadstone where the cottage can be found on the right hand side just up the hill past The George and Dragon.

SERVICES

Mains Electric, water and drainage. Heating - Electric.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.

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

Council Tax Band: C

LOCAL AUTHORITY

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

LETTINGS

The property is available to let on an assured shorthold tenancy for 6/12 months plus, unfurnished. One small dog at Landlord's discretion. RENT: £875.00 pcm exclusive of all charges. DEPOSIT: £1,009.00 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). Available immediately. 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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		81
(81-91) B		
(69-80) C		42
(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		