



60B South Ford Road, Dartmouth, TQ6 9QS

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A well decorated semi-detached, three storey house, in the heart of Dartmouth. The property benefits from an open planned kitchen/living/dining room, 3 bedrooms, a bathroom suite, balcony and garage with parking in front. Pets by negotiation. EPC Band: Awaiting. Tenant Fees Apply.

Totnes 13 miles | Kingsbridge 14 miles | Plymouth 30 miles

• Three Bedroom Property • Garage With Parking Infront • Three Storey House • Balcony • Open Planned Living Area • Council Tax Band: C • 12 Months Initially • Deposit: £1,384.00 • Pets by Negotiation • Tenant Fees Apply

£1,200 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto: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.

## ACCOMODATION

The property is accessed off of South Ford Road, there is a front door, with the garage to the right of it and also steps down to the side with side access. The front door leads on to a hallway on the top floor, with doors leading to:-

### BEDROOM 2

Small double bedroom with a window to the back of the property. There is an ensuite, which comprises of a WC, hand basin and cupboard containing the boiler.

### STAIRWELL

Stairwell descending down to the middle floor, leading to hallway which has an external door leading to the side pathway and a door leading to:-

### LIVING/DINING/KITCHEN AREA

LIVING ROOM/DINER - A good size, open planned living/dining room, with lots of room to enjoy the natural sun from the French doors leading to the balcony from the dining area.

KITCHEN - Comprises of wall and floor units, dishwasher, washing machine, oven, hob, undercounter fridge/freezer and a window to the back of the property.

### STAIRWELL

Stairwell descending down to the bottom floor, leading to hallway which has a door leading to:-

### BEDROOM 3

Single bedroom with a built in wardrobe cupboard and a window to the back.

### BEDROOM 1

Double bedroom with a bay window to the back of the property.

### BATHROOM

Modern bathroom with a shower over bath, WC, hand basin and a heated towel rail.

## OUTSIDE

BALCONY - Good size decked balcony to enjoy the sunshine off of the dining area.

GARAGE - Single garage located at the front of the property, which can be used for a car or storage.

PARKING - Space in front of the garage for a small car to be parked.

## SERVICES

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

Council Tax Band: C.

Ocom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

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

## 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 for 12 months initially, furnished/part furnished. Pets by negotiation. RENT: £1,200.00 pcm exclusive of all charges. DEPOSIT: £1,384.00 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 FEE

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.

## RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk).



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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC