



36 Barton Way, Dartmouth, Devon TQ6 0FL

A modern, beautifully presented two bedroom semi detached house with driveway parking for 2 cars and a rear garden. Sorry no pets. EPC Band B. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Two Bedroom House • Modern Throughout • Driveway Parking For 2 Cars • Rear Garden • Fully Fitted Kitchen • Sorry No Pets • 12 Month Initial Tenancy • Deposit: £1,326.00 • Council Tax Band: C • Tenant Fees Apply

£1,150 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.

HALLWAY

Front door leads to an entrance hallway with understairs storage cupboard, with doors leading to :-

KITCHEN

Comprises of wall and base units with an integrated washing machine, fridge/freezer, oven and hob. There is a window to the front of the property.

DOWNSTAIRS WC

Comprises of a WC and hand wash basin.

LOUNGE/DINER

Good size living/diner, which benefits from an alcove to be able to split them up. There is French doors leading out to the rear garden.

STAIRWELL

Stairwell ascending up to the 1st floor hallway, with doors leading to :-

MASTER BEDROOM

Carpeted double bedroom with a window to the back of the property.

2ND BEDROOM

Carpeted double bedroom with a wardrobe for storage and 2 windows to the front of the property.

BATHROOM

Comprises of a WC, hand wash basin, bath with a shower over the bath and a heated hand rail.

OUTSIDE

GARDEN - Rear garden, which is half paved and half grass area. There is a storage cupboard for bins and outside objects, as well as a gate to the driveway.

DRIVEWAY - Room for 2 cars to be parked at tandem.

SERVICES

Mains electric, gas, water and drainage. Council Tax Band: C.

Ofcom predicted broadband services - Superfast: Download 1800 Mbps, Upload 900 Mbps.

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

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: £1,150.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £1,326.00 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. Additional information is available on the official government website at 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
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		
(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		