



**STAGS**

Flat 3, 5 Duke Street, Dartmouth, Devon TQ6 9PY

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A part furnished two bedroom, second floor apartment in the centre of Dartmouth. EPC Band: E. Sorry no pets. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Two Double Bedrooms • Open Plan Living/Kitchen Area • Fitted Kitchen • Shower Room • Part Furnished • Town Centre Location • Sorry No Pets • Deposit £1,067.00 • Council Tax Band: B • Tenant Fees Apply

**£925 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

## ACCOMMODATION INCLUDES

Wooden door into lobby area with an entry phone and stairs going up to:

### TOP FLOOR LANDING

Fitted carpet, wooden door, velux window and key safe.

### ENTRANCE HALL

Fitted carpet, entry phone, electric panel heater, smoke alarm, a cupboard housing the hot water tank, an electric meter and fuse box.

### BEDROOM ONE

Double room with fitted carpet and fitted double wardrobes, double bed, bedside cabinets, double glazed windows and upvc door.

### BEDROOM TWO

Small Double with fitted carpet, double bed, double glazed window.

### SHOWER ROOM

Large walk-in shower with rain shower, wc, hand basin with built-in vanity unit, double glazed window and vinyl flooring.

### OPEN PLAN KITCHEN LIVING AREA:

KITCHEN AREA: Which comprises a range of wall, floor and drawer units, a built-in single electric oven and four-ring ceramic hob, extractor hood, stainless steel sink unit, washing machine and dishwasher. Double glazed window.

LIVING ROOM: Two double glazed windows, two electric panel heaters, sloping ceiling.

## SERVICES

Mains Electric, Water and Drainage. Council Tax Band B. EPC Band E.

Ofcom predicted broadband services - Superfast: Download 1800 Mbps, Upload 220 Mbps.

Ofcom predicted no mobile coverage for voice and data: Three, O2 and Vodafone.

## DIRECTIONS

Turn right from the Stags Office and then right again into Close Lane, the entrance to Top Flat is next to the jeweller's window on the left hand side.

## LETTINGS

The property is available to let on an assured shorthold tenancy for 6/12 months, part furnished and is available September. RENT: £925.00 pcm exclusive of all charges. DEPOSIT: £1,067.00. Deposit 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. Stags Dartmouth 01803 833681.

## 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.

## 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://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  
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-39) G		
Not energy efficient - higher running costs		
England & Wales	74	50
EU Directive 2002/91/EC		