



STAGS

6 Melborne Cottage Crowthers Hill, Dartmouth, TQ6 9QY

A beautifully presented 2 bedroom, furnished cottage in the town of Dartmouth. The property benefits from a two tiered garden with stunning river views. Furnished. EPC Band: E. Sorry no pets. Tenant fees apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Two Bedroom Cottage • Fully Furnished • Stunning River Views • Fully Fitted Kitchen • Decked Terrace Area • Sorry No Pets • 12 Month Initial Tenancy • Deposit: £1,269.00 • Council Tax Band: C • Tenant Fees Apply

£1,100 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.

ACCESS

The apartment is accessed through an archway off Crowthers Hill, leading to six properties. The property entrance opens up to :-

LIVING/DINING ROOM

Good size room, with lino floor, working open fireplace, window to the back and a French door leading to the garden. Storage cupboard with shelving.

KITCHEN

Comprises of wall and floor units, integrated fridge with freezer drawer, integrated dishwasher, oven and hob. Lino flooring. There is a window to the back of the property.

BATHROOM

Comprises of a shower cubicle, hand wash basin, WC and heated towel rail. Windows to the side and back of the property. Lino flooring.

STAIRWELL

Carpeted stairwell off the lounge, ascending up to the 1st floor hallway, leading to :-

BEDROOM 1

Double bedroom with a feature fireplace and a fitted airing cupboard containing the boiler. Carpeted. Window to the back of the property.

BEDROOM 2

Double bedroom, carpeted. Window to the back of the property.

OUTSIDE

Two tiered garden with a decked terrace area, with steps descending down to the paved area with shrubs. There is a further sheltered area under the terrace with a shed, containing a washing machine. There are stunning river views from the whole garden.

SERVICES

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

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

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

LOCAL AUTHORITY

South Hams District Council, Folilton 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 plus, furnished and is available immediately. RENT: £1,100.00 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,269.00 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). 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. 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
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@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