



6 Pottery Court Church Road, Dartmouth, TQ6 9SN

A unique and beautifully presented four double bedroom end of terrace house, with a private courtyard garden and an attached garage, located in the heart of Dartmouth. Pets by negotiation. EPC Band: C. Tenant fees apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• 4 Bedroom Townhouse • Beautifully Finished Throughout • Landscaped Courtyard Garden • Attached Garage • Furnished • 12 Months Plus • Council Tax Band: E • Pets By Negotiation (Terms Apply) • Deposit: £1955.00 • Tenant Fees Apply

£1,695 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.

ACCOMMODATION

6 Pottery Court is accessed via a block paved driveway which leads from the public highway and sweeps left to the property entrance and adjoined garage. The main entrance leads into:

ENTRANCE HALLWAY

With engineered oak flooring, an understairs cupboard and two radiators. Doors lead to:-

CLOAKROOM

With a W.C, wash hand basin, towel rail and a window to the front.

BEDROOM 4

A double bedroom with engineered oak flooring, a double built in wardrobe, a radiator and a window to the side.

DINING ROOM

Engineered oak flooring with French doors to the rear, which allows an abundance of light and access into the rear courtyard garden. Radiators. The living room leads to:-

KITCHEN

A fitted kitchen with Caesarstone worktops, fitted high and low-level kitchen units, an integrated dishwasher, fridge freezer, a 4 point induction hob and an electric oven with grill/microwave above. A window to the rear provides views over the courtyard garden.

STAIRS & FIRST FLOOR LANDING

The staircase is carpeted, rising to the first floor. Carpeted landing with one radiator and doors leading to:-

BEDROOM 1

A double bedroom with carpeted flooring, a double built in wardrobe, a radiator and window to the rear.

BEDROOM 2

A double bedroom with carpeted flooring, a double built in wardrobe and a radiator and windows to the rear.

BATHROOM

A fitted suite with a bath and shower above, W.C, wash hand basin, towel rail and a window to the front.

BEDROOM 3

A double bedroom with carpeted flooring, a built in wardrobe and a radiator, with windows to the side which provide idyllic views over the neighbouring Church. Concertina doors open to:-

EN-SUITE SHOWER ROOM

A fitted suite with a shower, W.C, wash hand basin and a towel rail.

STAIRS TO SECOND FLOOR

The staircase is carpeted, rising to the second floor.



SITTING ROOM

A light and airy room with a vaulted ceiling and exposed trusses which lead to a feature window and provide views over the Church and countryside beyond. Four further Velux windows provide views to the River Dart, Dart Valley and the Britannia Royal Naval College. Two radiators and two storage cupboards complete the accommodation.

COURTYARD GARDEN

Accessed via the dining room, the landscaped courtyard garden is stepped, with resin bound flooring, an external hose, flower beds and mature shrubs.

GARAGE

A large single garage with an electric door, a washing machine and space for a tumble dryer.

DIRECTIONS

What3Words: forms.trickling.chop

SERVICES

Mains electric, gas, water and drainage. Heating - Gas central heating. Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220Mbps.

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

Council Tax Band: E

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 and is beautifully furnished. Available Immediately. RENT: £1,695.00 pcm exclusive of all charges. DEPOSIT: £1955.00 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 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).

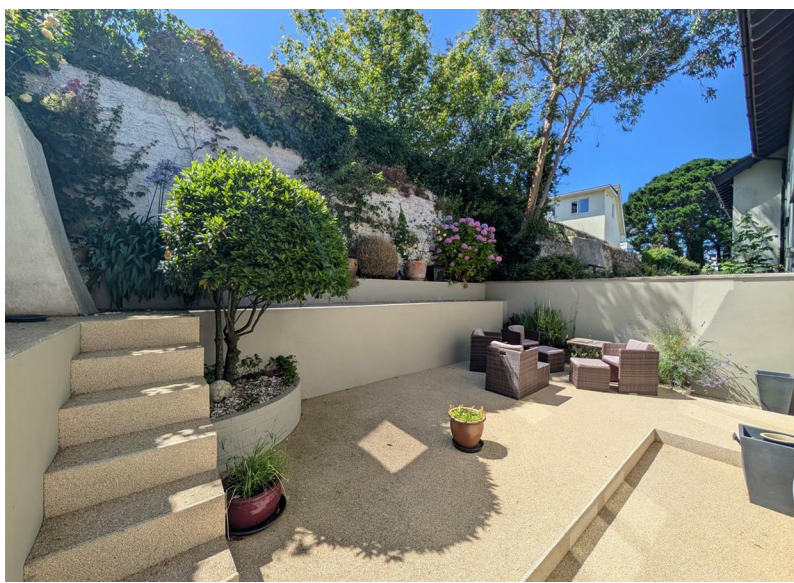
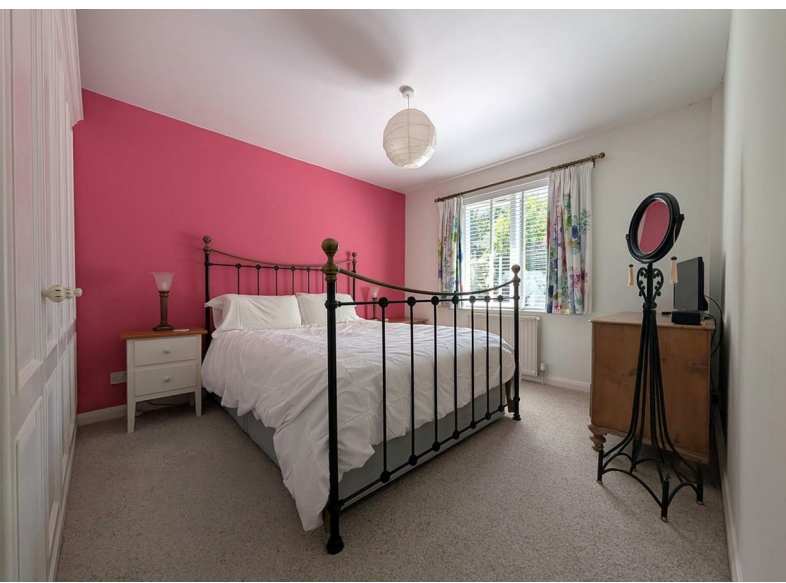
TENANT PROTECTION

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

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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rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
	73	82
England & Wales		EU Directive 2002/91/EC