



STAGS

64 Churchfields, Dartmouth, TQ6 9HJ

A newly renovated two bedroom bungalow, with a private garden and off street parking for two cars. Sorry no pets. EPC Band: TBC. Tenant fees apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Spacious 2 Bedroom Bungalow • Newly Renovated and Decorated • Idyllic Rural Views • Private Garden • Off Street Parking • Sorry No Pets • 12 Months Plus • Deposit: £1,335.00 • Council Tax Band: D • Tenant Fees Apply

£1,175 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

The property is accessed via a block paved driveway, which provides parking for up to two cars and is bordered by fencing and a mature shrub. From the driveway the front door leads onto:-

HALLWAY

An entrance hallway with newly laid carpeted flooring, a storage cupboard with shelving and space and plumbing for a washing machine and a radiator. Doors lead to:-

BEDROOM 2

A double bedroom with newly laid carpeted flooring, a built in wardrobe and a window to the front. Radiator.

BEDROOM 1

A double bedroom with newly laid carpeted flooring, a built in wardrobe and a window to the front providing idyllic rural views. Radiator.

LIVING ROOM

A spacious room with newly laid carpeted flooring, a radiator and a window to the rear which allows an abundance of light and provides views over the rear garden and beyond.

BATHROOM

Newly fitted suite with a shower over bath, WC, wash hand basin and a towel rail.

KITCHEN DINER

A newly fitted kitchen with a selection of wall and floor cupboards, an electric oven with a 4 point ceramic hob above and space for an undercounter refrigerator. Radiator. A window to the rear provides views over the rear garden.

A door to the side provides access to the side of the property and left to the driveway or right to the rear garden.

REAR GARDEN

The rear garden provides scenic views and is stepped with the higher courtyard benefitting from block paving and bordered by mature shrubs and fencing. Steps lead to the slightly lower section which has been newly laid to gravel and bordered by mature shrubs, fencing and a raised flower bed.

SERVICES

Mains gas, electric, water and drainage. Heating - gas central heating. Ofcom predicted broadband services - Superfast: Download 66 Mbps, Upload 18 Mbps. Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone. Council Tax Band: D

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: £1,175.00 pcm exclusive of all charges. DEPOSIT: £1,335.00 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
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		