STAGS

59 Lake Street, Dartmouth, Devon TQ6 9DS

A beautifully presented two bedroom cottage, situated in the heart of Dartmouth. EPC Band: D. Pets by Negotiation. Tenant fees apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Two Bedrooms • Town Centre Location • Cottage • Gas Heating • Deposit £1,038.00 • Council Tax Band: B • Pets by Negotiation • Tenants Fees Apply

£900 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 INCLUDES
Part glazed wooden door, wood effect laminate flooring, stairs rise to 1st floor.

KITCHEN
Comprising a range of wall, floor and drawer units with marble effect laminate work surface, built-in electric oven, four ring gas hob, sink and drainer, Worcester gas boiler, shelving, radiator, extractor fan and a double glazed window to front.

LOUNGE/DINING ROOM
Wood effect laminate flooring, radiator, built-in cupboard, ornate fire-place, double glazed window to front.

STAIRS AND LANDING
Stairs rising, fitted carpet, smoke alarm.

BEDROOM 1
Large double room, wood effect laminate flooring, radiator, double glazed window to front elevation.

BEDROOM 2
Single room, wood effect laminate flooring, radiator, double glazed window to front.

SHOWER ROOM
Shower cubicle with glazed screen and door, hand basin built-in vanity unit, toilet, chrome ladder style radiator, medicine cabinet, window to rear elevation, extractor fan, wood effect laminate flooring.

DIRECTIONS
Turn left out of the Stags office, proceed into Victoria Road, turn left into Lake Street where number 59 can be found to the rear of the Guild Hall.

SERVICES
Mains Electric, Gas, Water and Drainage. Heating - Gas.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, Vodafone.
Council Tax Band: B

LOCAL AUTHORITY
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

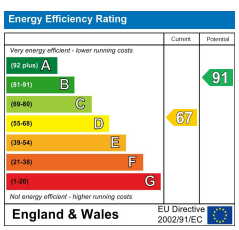
LETTINGS
The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished, available October. Pets by Negotiation. RENT: £900.00 pcm exclusive of all charges. DEPOSIT: £1,038.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). Available immediately. References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANTS 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. 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.

STAGS
The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk
@StagsProperty

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