



STAGS

Pilot's House 8 Roseville Street, Dartmouth, Devon TQ6 9QH

A beautifully presented, three bedroom cottage with a private courtyard, situated in the heart of Dartmouth. Pet By Negotiation. EPC Band: E. Tenant fees apply.

Kingsbridge: 15 Miles | Totnes: 16 Miles | Exeter: 43 Miles

• 3 Bedroom Cottage • Open Plan Living Area • Family Bathroom • Private Courtyard • Available November • Pet By Negotiation (terms apply) • Deposit £1,326.00 • Council Tax Band: C • Furnished • Tenant Fees Apply

£1,150 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION

Known as the jewel of the South Hams, the pretty 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 stable door from front into

OPEN PLAN LIVING AREA

SITTING ROOM - With wooden flooring, radiator, wood burning stove (feature only), double glazed windows with wooden shutters. smoke alarm, stairs lead to first floor.

DINING AREA - Wooden floor, cupboard for shoes and coats, arch through to the kitchen, glazed wooden door to rear courtyard.

KITCHEN

Comprising a range of wall, base and drawer units, worksurface with inset stainless steel sink and drainer, built-in electric oven, four ring gas hob, washing machine, under counter fridge, radiator, double glazed window to court yard.

STAIRS & LANDING

Fitted carpet to stairs.

BEDROOM 1

Double room, fitted carpet, a radiator, feature fireplace and a double glazed window to front elevation with wooden shutters.

BATHROOM

White suite comprising bath with electric shower over, toilet, hand basin, radiator and a double glazed window to the rear elevation.

BEDROOM 2

Double room, fitted carpet, feature fireplace, radiator and a double glazed window to the front elevation.

BEDROOM 3

Double room, fitted carpet, feature fireplace and a double glazed window to the rear elevation.

OUTSIDE

Rear courtyard, paved area, outside heater.

SERVICES

Electric, water, sewerage and gas - Mains connected. Heating - Gas central heating.

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

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

Council Tax Band: C

Agent Note: The electricity and gas is supplied to the property via a pre-paid key card.

LOCAL AUTHORITY

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

DIRECTIONS

From Stags Office, turn left and take the first right into Foss Street and continue to the end, turn left towards the Market Square, head towards Roseville Street where Pilots house will be found on the right hand side.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6 months plus, furnished. RENT: £1,150.00 pcm exclusive of all charges. Small pet considered at landlord's discretion. DEPOSIT: £1,326.00 returnable at the 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).

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		
(48-54) E		
(35-47) F		
(21-34) G		
Not energy efficient - higher running costs		
England & Wales	84	52
EU Directive 2002/91/EC		