



Flat D, 9 South Embankment, Dartmouth, TQ6 9BH

A 2nd floor, newly renovated studio, situated in the centre of Dartmouth with stunning river views. EPC Band: Awaiting. Tenancy Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Studio Apartment - newly refurbished • Second Floor Walk Up • Town Centre Location • Utility Area • Sorry No Pets • Available Immediately • 12 Month Initial Tenancy • Deposit: £865.00 • Council Tax Band: Awaiting • Tenant Fees Apply

£750 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

Access through a communal door off South Embankment, hallway with stairs leading up to the second floor flat, with doors opening to:-

UTILITY AREA

Utility area with plumbing for a washing machine and shelving for storage.

SHOWER ROOM

Comprises of a shower cubicle, hand wash basin, WC, heated towel rail. Window to the side of the property.

OPEN PLAN SPACE

LOUNGE/BEDROOM - Good size living/sleeping area off the side of the room.

KITCHEN - Wall and floor units, with an oven and hob fitted. Three windows with river views.

DIRECTIONS

From Stags Office in Duke Street turn right towards the Boat Float and turn right at Warrens. Carry on along this road and into Fairfax Place, at Roly's Fudge Pantry turn left into Hauley Road and the entrance to this property is on the left hand side being the last door on this road.

SERVICES

Mains electric, water and drainage. Council Tax Band:

Awaiting.

New dimplex quantum electric off peak storage heaters throughout.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.

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

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

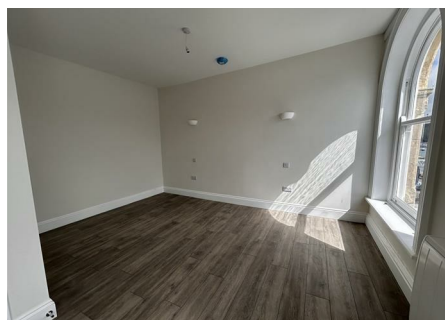
The property is available immediately to let on an assured shorthold tenancy. RENT: £750.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £865.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered 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).

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.



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	45	45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC