



7b Duke Street, Dartmouth, Devon TQ6 9PY

A well presented four bedroom maisonette, situated in the heart of Dartmouth. Sorry no pets. EPC Band: D. Tenant fees apply.

Kingsbridge 15 Miles | Totnes 16 Miles | Exeter 43 Miles

• Top Floor Maisonette • Central Dartmouth Location • Four Bedrooms • 12 Months Plus • Available in October • Sorry No Pets • Council Tax Band: B • Deposit £1,148.00 • Tenant Fees Apply

£995 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

There is a main door that leads into the communal hallway, with stairs ascending to the top floor, leading to the flat entrance :-

ENTRANCE HALL

With carpeted flooring and two storage cupboards.

SITTING ROOM 15'1" x 13'2"

A spacious room with fitted carpet, two radiators and two sash windows to the front.

BEDROOM 1 15'1" x 9'4"

With carpeted flooring, a double wardrobe, a radiator and a sash window to the front.

BEDROOM 2 11'8" x 11'4"

With carpeted flooring, a double wardrobe, a radiator and a sash window to the rear.

SHOWER ROOM

A shower room comprising of a shower cubicle, W.C, wash hand basin, heated towel rail and window to the side.

KITCHEN 11'5" x 9'2"

A fitted kitchen with an electric oven and a 4 point hob. Selection of wall and floor cupboards, an integrated dishwasher and space for an undercounter fridge/freezer and washing machine.

STAIRS AND LANDING

With carpeted flooring, leading to :-

BEDROOM 3 13'10" x 10'9"

With carpeted flooring, eaves storage, a radiator and a sash window to the rear.

BEDROOM 4

14'0" x 8'4"

With carpeted flooring, eaves storage, a radiator and a sash window to the roof.

SERVICES

Gas, electric, water & drainage - Mains connected. Heating - Gas central heating.

Ofcom predicted broadband services - Ultrafast 1800 Mbps 220 Mbps

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

DIRECTIONS

Turn right from the Stags office, to the door next door.

LETTINGS

The property is available to let on an assured shorthold tenancy.

RENT: £995.00 pcm exclusive of all charges. DEPOSIT: £1,148.00

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

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.



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