



STAGS

1 Turnpike, Sea View , Dartmouth, TQ6 0RR

A unique and beautifully positioned studio apartment, with an allocated parking space and offering idyllic sea views together with access to a private beach. EPC: C, pet by negotiation, tenant fees apply.

Kingsbridge: 9 Miles | Totnes: 14.5 Miles | Exeter: 42 Miles

• Newly Refurbished Studio Apartment • Allocated Parking Space • Private Patio and Shared Garden • Access to Private Beach • Idyllic Water Views • Furnished • 12 Months Plus • Pet By Negotiation • Deposit: £790.00 • Tenant Fees Apply

£685 Per Calendar Month

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

SITUATION

With one of the most enviable coastal views in the South Hams, the property is set to the north of the 3 mile stretch of Slapton Sands, having uninterrupted views towards the sea. Nearby, Strete benefits from a post office/general store, and a parish church. Slapton Village is one of the most attractive and desirable villages in the South Hams, which has a thriving local community, two excellent pubs, a well-stocked general store, village hall, chapel and a 13th century church. The area is also known for the internationally famous Slapton Ley Nature Reserve with its extensive lake, woodland walks and Field Studies Centre. For commuting and access to the area, the medieval market town of Totnes has a main-line station, Exeter has an international airport and Plymouth has a cross channel ferry terminal. 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

Parking for Sea View is accessed off the A379, with a small gravelled driveway leading to the allocated parking space. From the parking area, a gate and path leads to the studio apartment, with a glazed door leading to:-

ENTRANCE HALLWAY

With vinyl flooring and doors leading to: -

W.C

With vinyl flooring a W.C, hand basin, washing machine, boiler and radiator. Window to the front.

KITCHEN

A fitted kitchen with a selection of floor and wall units, an undercounter refrigerator, two point electric hob and a microwave.

SHOWER ROOM

With a walk in shower and a window to the front.

OPEN PLAN SITTING ROOM / BEDROOM

A carpeted room with a double split and link bed, a built in wardrobe, a table with two chairs, two reclining armchairs and a radiator.

OUTSIDE

To the front of the property is a small patio area, which is ideal for a table and chair to sit and enjoy the panoramic views. The patio leads onto a shared garden with further seating and access to a private beach.

SERVICES

Electric, water - Mains connected. Private drainage. Heating - electric heating.

Ofcom predicted broadband services - Superfast: Download 50 Mbps, Upload 9 Mbps.

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

Council Tax Band: D

DIRECTIONS

From Stags Office in Dartmouth turn right towards The Quay, then left onto The Quay. Drive along College Way at roundabout take the first exit onto Yorke Road signposted Strete / Stoke Fleming. Stay on this road for approximately 4 miles and the destination will be found on the left.

What3words: eyelid.epidemics.foam

LOCAL AUTHORITY

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

AGENT NOTE

The tenant will be required to pay a contribution towards water, private sewerage, Council Tax, TV Licence and internet provision of £300.00 per calendar month.

Mains electricity is supplied by a sub meter. The meter is to be read monthly and the appropriate usage cost paid by the landlord then will be invoiced to the tenant.

LETTING

The property is available to let under a Holiday Let Licence. RENT: £685.00 pcm exclusive of all charges. DEPOSIT: £790.00 Returnable at end of tenancy subject to any deductions (the deposit will be held by the landlords for the duration of the tenancy). 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.



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		