



9 South Embankment, Dartmouth, TQ6 9BH

A 1st floor studio, situated in the centre of Dartmouth on the riverfront. EPC Band: E. Tenancy Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Studio Apartment, First Floor Walk Up • Town Centre Location • River Views • Utility Area • Sorry No Pets • 12 Month Initial Tenancy • Deposit: £801.00 • Council Tax Band: A • Available Immediately • Tenant Fees Apply

£695 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 first floor flat, with doors opening to:-

UTILITY AREA

Porch area leading through to the utility area, with space for appliances.

BATHROOM

Comprises of a WC, hand wash basin and a shower cubicle.

OPEN PLAN LIVING AREA

KITCHEN - Wall and floor units, with space for an oven and hob
LIVING AREA - Good size living/sleeping area off the side of the room.

Windows to the front and side, river view from the side.

SERVICES

Mains electric, water and drainage. Council Tax Band: A.

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.

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.

LETTING

The property is available to let on an assured shorthold tenancy and is available Immediately. RENT: £695.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £801.00 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.

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
01803 866130
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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		