



The Old Villa 35 Lake Street, Dartmouth, Devon TQ6 9DS

A well presented, three storey, two bedroom terraced house, set within the town of Dartmouth. The property offers 2 double bedrooms, open plan living room and a shower room. Pets by negotiation. EPC Band E. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Spacious 2 Bedroom House • Option to be Fully Furnished • Outside Terrace • Shower Room • Open Plan Living Area • Pets by Negotiation (Terms Apply) • 12 Month Tenancy Initially • Deposit: £1,096.00 • Council Tax Band B • Tenant Fees Apply

£950 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

Steps ascend to the small front terrace and the front entrance., with front door opening to:-

OPEN PLAN LIVING AREA

An open plan living with tile flooring and window to the front. Electric feature fireplace.

The lounge has a electric feature fireplace.

The kitchen comprises of a selection of floor and wall units, a 4 point ceramic hob, electric oven, integrated washing machine and an integrated undercounter fridge with freezer box.

STAIRS AND LANDING

The staircase is carpeted rising to the first floor. Carpeted landing with doors leading to:-

BEDROOM 2

Double bedroom with laminate flooring throughout. Window to the front.

FAMILY SHOWER ROOM

A fitted suite with window to the rear. Wash basin, WC and shower unit. Cupboard containing the boiler.

STAIRS AND LANDING

The staircase is carpeted rising to the :-

BEDROOM 1

A double bedroom, which covers the whole floor (with vaulted ceilings). Two rear facing velux windows and a front facing dormer window, allowing an abundance of light. Carpeted flooring and a feature fireplace.

REAR BALCONY

Accessible from rear 1st floor landing window. A small decked balcony with a glass balustrade surrounding.

SERVICES

Mains connected gas, electricity and water. Heating - Gas central heating. Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps,

Upload 220 Mbps.

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

Council Tax Band: B

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 the Stags office on Duke Street, turn left towards Victoria Road, take the second road on the left which is Lake Street and no 35 will be found halfway along on the left hand side.

LETTING

The property is available to let on an assured shorthold tenancy for 6 months plus, furnished. RENT: £950.00 pcm exclusive of all charges. Where the agreed let permits pets the RENT will be £975.00. DEPOSIT: £1,096.00 Returnable at end of tenancy subject to any deductions (the deposit will be held with the landlords via an Insured Scheme with the Deposit Protection 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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rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		85
81-91 B		
69-80 C		
55-68 D		
49-54 E	51	
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC