



Beekeepers Northford Road, Dartmouth, TQ6 9EP

---

A newly constructed and beautifully positioned, two double bedroom detached home, in the heart of Dartmouth.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

- Two Double Bedrooms
- Open Plan Kitchen/Living/Diner
- 1 Allocated Parking Space
- Underfloor Heating Throughout
- Outside Space around the property
- Immaculately Furnished
- 12 Months Plus
- Deposit: £1,6150.00
- Council Tax Band: D
- Tenant Fees Apply

£1,400 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)



## SITUATION

Dartmouth is not your average coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants, galleries and is surrounded by wonderful countryside, whilst only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

## SERVICES

Mains electricity, gas, water and drainage. Council Tax Band; D.

## ENTRANCE HALLWAY

Hallway with porcelain flooring leading to :-

## BEDROOM 1 WITH ENSUITE

The master bedroom sits on the other end of the hallway and is a well-presented double room, with fitted wardrobes and storage along one wall. Ensuite which comprises of a walk in shower, hand wash basin, WC and towel rail. Bifold doors leading to a balcony with views of Dartmouth and the countryside.

## BEDROOM 2

Bedroom two is a good sized double room, with bifold doors leading to terrace area of the garden.

## BATHROOM

Modern shower room which comprises of WC, wash basin, towel rail and shower cubicle.

## LIVING/DINER

The living/diner makes for a light and spacious room, the perfect spot to entertain. Ample space for living and dining and views through the bifold doors to enjoy the sunshine. Bifold doors fully open to the garden area.

## KITCHEN

The kitchen is fully fitted and provides ample storage space with prep space above and includes an electric oven, 4 point electric hob, cooker hood, dishwasher, washing machine and fridge freezer.

## OUTSIDE

The garden boasts a two tiered patio area, accessed via the living/diner making it ideal for al fresco dining. The Patio leads has raised flower beds around and lots of space to enjoy the views of Dartmouth. There is a second terraced area, with access from the 2nd bedroom. There is an allocated parking space for a small car underneath the property, where there is access to the steps leading up to the property.

## LOCAL AUTHORITY

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

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, furnished. RENT: £1,400.00 pcm exclusive of all charges. DEPOSIT: £1,615.00 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.



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  
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		92
81-91	B		
69-80	C	80	
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	