



Flat 1, 10 Fairfax Place, Dartmouth, TQ6 9AD

A contemporary, newly refurbished two double bedroom apartment situated in the heart of Dartmouth. Sorry no pets. EPC Band: C. Available Immediately. Tenant fees apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Two Double Bedrooms • Newly Refurbished Throughout 1st Floor Apartment • Central Dartmouth Location • Sorry no pets • 12 Months Plus • Deposit: £1038.00 • Council Tax Band: B • Available Immediately • Tenant Fees Apply

£900 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.

ACCOMMODATION

10 Fairfax Place is accessed via a communal door located to the side of the building. The communal door opens to:-

COMMUNAL HALLWAY, STAIRS AND LANDING

The communal hallway has laminated flooring and a staircase which ascends to the first floor. The communal landing has laminate flooring, with a door opening to the apartment:-

HALLWAY

An entrance hallway with laminate flooring, a double built in wardrobe, a storage cupboard and cupboard housing the hot water system. Radiator. Doors leading to:-

OPEN PLAN LIVING ROOM

Laminate flooring with a window to the front, which allows an abundance of light. Two radiators. The living room leads to:-

OPEN PLAN KITCHEN

A newly fitted kitchen with an electric oven, 4 point ceramic hob and space and plumbing for a dishwasher. Selection of wall and floor cupboards, with a further central island containing a breakfast bar. Radiator.

UTILITY ROOM & W.C

With laminate flooring, W.C, space and plumbing for a washing machine and tumble dryer with a worktop over. Towel rail.

BEDROOM 1

A double bedroom with carpeted flooring and two velux windows. Radiator.

SHOWER ROOM

Newly fitted suite with a shower, WC, wash hand basin and a towel rail.

BEDROOM 2

A double bedroom with laminate flooring, a built in storage cupboard and a window to the rear. Radiator.

SERVICES

Mains electric, water and drainage. Heating - Electric heating.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220Mbps.

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

Council Tax Band: A

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy. RENT: £900.00 pcm exclusive of all charges. DEPOSIT: £1,038.00 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

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		83
(81-91) B		
(69-80) C	72	
(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