



Flat 2 18 Fairfax Place, Dartmouth, TQ6 9AB

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A spacious unfurnished second floor walk up, two bedroom apartment, situated in the centre of Dartmouth with glimpses of the river from the large terrace to the rear. EPC Band: C. Sorry no Pets. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

- Two Bedroom Apartment
- Town Centre Location
- Rear Terrace with River Views
- White Suite Bathroom
- Second Floor Walk Up
- Sorry No Pets
- 12 Month Initial Tenancy
- Deposit: £923.00
- Council Tax Band: B
- Tenants Fees Apply

**£800 Per Calendar Month**

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

The property can be accessed via a communal entrance from Fairfax Place. There are then two flights of stairs to go up to reach the apartment door.

## ENTRANCE HALL

Carpeted hallway, with doors leading to :-

### LOUNGE/DINING ROOM

**15'2" x 13'7"**

Good size room, with fitted carpets, two sash windows to the front of the property and two glazed sliding doors to kitchen.

### KITCHEN

**9'6" x 7'10"**

Comprising a range of wall and floor units, an oven and 4 point hob, sink, space for a washing machine and fridge/freezer. There is a window to the side of the property.

### BEDROOM 1

**13'6" x 10'4"**

Double bedroom with carpeted flooring and a window to the front of the property.

### BEDROOM 2

**12'2" x 8'6"**

Double bedroom with carpeted flooring and a window overlooking the rear terrace.

### BATHROOM

**8'1" x 7'3"**

White suite comprising of a shower over bath, WC, hand wash basin, towel rail. Window to the back of the property.

## OUTSIDE

There is a rear decked terrace, which is accessed from the hallway of the apartment. This has a river view.

## DIRECTION

Turn right out of the Stags office, turn right follow the path to Fairfax Place where the flat can be found above the Sea Salt Clothes Shop to the right of the Co-op.

## SERVICES

Mains electric, gas and drainage. Council Tax Band: B.

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

Ofcom predicted mobile coverage for voice and data: Limited - EE, Three and Vodafone.

## LOCAL AUTHORITY

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



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