



Flat 5, Hillside Court Victoria Road, Dartmouth, Devon
TQ6 9EG

A beautifully presented furnished two bedroom maisonette, with allocated parking space for one vehicle, walking distance to town centre and harbour. Unfurnished. Sorry no pets. Deposit: £923.00. Council Tax Band: B. EPC Band: C. Tenant fees apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Open Plan Living Room/Dining/Kitchen • 2 Double Bedrooms • Off Road Parking Space • Furnished • Council Tax Band B • Deposit £923.00 • 12 Month Initial Tenancy • Sorry No Pets • Tenant Fees Apply

£800 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION

Known as the jewel of the South Hams, the pretty 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 INCLUDES

Communal stairs leading to a part glazed UPVC door.

ENTRANCE HALLWAY

Carpeted with a radiator. Doors leading to:-

OPEN PLAN SITTING ROOM/KITCHEN

Sitting room with a built-in cupboard, a window with rural views and wooden flooring. The sitting room leads onto the diner and fitted kitchen with an electric oven and 4 point hob. Selection of wall and floor cupboards with a fridge/freezer and washing machine.

BEDROOM TWO

Double bedroom with fitted carpet, a window to rear and a radiator.

BATHROOM

A fitted suite with a shower over bath, WC, wash hand basin, towel rail and a window to the rear.

STAIRS AND LANDING

The staircase rising to the first floor. Landing with carpeted flooring and doors leading to:-

BEDROOM ONE

Double bedroom with fitted carpet, a window to the front and a radiator.

OUTSIDE

Communal south facing gardens and terrace. Parking for one vehicle on the driveway marked number 5.

DIRECTIONS

From the Dartmouth office, proceed along Duke Street towards Victoria Road passing the Market Square and bowling green and proceeding up the hill. After continuing past the fork in the road for Lower Fairview Road, the entrance to Hillside Court will be seen after a short distance on the right hand side. Proceed past the parking area and up the steps to Hillside Court where Flat 5 will be found to the rear of the property with fire escape stairs leading to the front door.

SERVICES

Electric, water & drainage - Mains connected. Heating - Gas central heating.

Ofcom predicted broadband services - Ultrafast 1800 Mbps 220 Mbps
Ofcom predicted limited mobile coverage for voice and data: EE, Three, Vodafone and O2.

Council Tax Band: B

LETTINGS

The property is available to let for 12 months plus and furnished. RENT: £800.00 pcm, exclusive of all other charges. DEPOSIT: £923.00 returnable at the 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). Unfortunately, not suitable for young children or pets. Suit mature single occupant. References required, viewings strictly through the agents Stags Dartmouth 01803 833681.

HOLDING DEPOSIT & TENANTS 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 RIGHTS 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
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
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			
		77	77
England & Wales		EU Directive 2002/91/EC	