



5 South Ford Road, Dartmouth, TQ6 9QT

A spacious furnished/unfurnished ground floor two bedroom apartment, situated in the centre of Dartmouth with an outside courtyard. EPC Band: C. Sorry no Pets. Deposit: £1,211.00. 12 months plus tenancy. Council Tax Band: Awaiting. Available Immediately. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

- Two Bedroom Apartment
- Walking Distance to Town
- Option to be Furnished or Unfurnished
- Rear Courtyard
- Sorry No Pets
- 12 Month Initial Tenancy
- Deposit: £1,211.00
- Council Tax Band: Awaiting
- Tenants Fees Apply

£1,050 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

The property can be accessed via a communal door from South Ford Road. There are then two flats, with number 5 being straight ahead. Front door leads onto a hallway, with doors leading to :-

UTILITY ROOM

Room with shelving, washing machine and a door leading to the rear courtyard.

BEDROOM 1

Small double bedroom, with a window to the front of the property and carpeted flooring.

BEDROOM 2

Double bedroom with a window to the side of the property and carpeted flooring. There is a door leading to the rear courtyard.

BATHROOM

Comprises of a shower over bath, WC and hand wash basin. Lino flooring.

OPEN PLANNED KITCHEN/DINING ROOM

KITCHEN - Comprises of wall and floor units, dishwasher, oven, 4 point electric hob and a fridge freezer.

DINING ROOM - Good size area with a window to the front of the property and space for a dining table.

LOUNGE

Good size room with a window to the front and a feature fireplace. Carpeted flooring.

OUTSIDE

There is a small rear courtyard to the rear of the property, which can be accessed from the master bedroom and the utility room.

SERVICES

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

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



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