



3 Marina Court Lower Contour Road, Kingswear,
Dartmouth, TQ6 0AL

A well-presented two bedroom apartment with an allocated parking space, offering superb views over the river Dart and Dartmouth. Sorry no pets. EPC Band: C. Tenant fees apply.

Torquay: 10 miles | Totnes: 11 miles | Exeter 39 miles

• Full Width Balcony • Idyllic Views Over The River Dart & Dartmouth • One Allocated Parking Space • 6 Months Initial • Furnished • Sorry No Pets • Council Tax Band: D • Deposit: £1,096.00 • Tenant Fees Apply

£950 Per Calendar Month

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

SITUATION

Kingswear sits on the sunny east bank of the River Dart, opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is one of the most picturesque in the South Hams, offering two popular pubs, a tapas wine bar, coffee shop, post office, village shop, primary school and a church. Kingswear is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. There is plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton, whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants. The South Devon Expressway (A380) is 12 miles away and provides speedy access to Exeter and the country beyond, whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.

ACCOMMODATION

An allocated private parking space is located to the front of the building. To the left, stairs descend down to the apartment, with front door leading to:-

ENTRANCE HALLWAY

A carpeted entrance hallway with an airing cupboard and a radiator. Doors leading to:-

LIVING ROOM

A light and spacious room, with carpeted flooring and two radiators. Patio doors to the front allow access onto the balcony and provides idyllic views over the River Dart and Dartmouth.

The living room leads to:-

OPEN PLAN KITCHEN

A fitted kitchen with a selection of wall and floor cupboards, an electric oven, 4 point hob, an integrated fridge, freezer, a washing machine and a dishwasher. Window to the rear.

BEDROOM 1

A double bedroom with carpeted flooring, a radiator and patio door which allows access onto the balcony and provides views over the River Dart and Dartmouth.

BATHROOM

A fitted suite comprising a panelled bath with a shower above, W.C., wash hand basin and a towel rail, with a window to rear.

BEDROOM 2

A carpeted room with a radiator and window to the side.

SERVICES

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

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20Mbps.

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

Council Tax Band: D

LETTING

The property is available to let on an assured shorthold tenancy for 6 months initial. RENT: £950.00 pcm exclusive of all charges.

DEPOSIT: £1,096.00 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		
(91-100) A		
(81-90) 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