



2 Mansion House Street, Dartmouth, Devon TQ6 9AG

A beautifully presented fully furnished two bedroom cottage, situated in the heart of Dartmouth.

Kingsbridge - 15 miles Totnes - 16 miles

• Central Location • Two Bedrooms • Open Plan Living Area • Kitchen • Two Bathrooms • Fully Furnished • Available end of September • Deposit - £1032.00 • Council Tax Band - B • Tenant Fees Apply

£875 Per Calendar Month

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



ACCOMMODATION INCLUDES

Wooden door from Mansion House Street into lobby area, radiator, shelving and stairs to first floor landing with fitted carpet, door to living area.

Landing Area, radiator, stairs lead to second floor.

OPEN PLAN LIVING AREA

LOUNGE/DINING AREA: wooden floor, 2 radiators, fixed seating, large window with window seat, dining table and chairs.

KITCHEN: Comprising a range of wall, base and drawer units, worksurface with stainless steel 1.1/2 bowl sink unit, built-in gas hob, eye level oven and microwave, cooker hood and fan, built-in under the counter refrigerator, separate freezer, wooden floor.

BEDROOM 2

Fitted carpet, two single beds, small window, radiator, two under stairs cupboards with hanging space, CO2 alarm, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Walk-in shower cubicle with glazed sliding screen, wc, wash basin, heated chrome towel rail, sky light, extractor fan.

BEDROOM 1

Mezzanine floor overlooking living area, fitted carpet, double bed, french dresser, double wardrobe, floor-to-ceiling curtains in front of bannisters overlooking living area, smoke alarm, CO2 alarm.

BATHROOM

White suite comprising bath with mixer tap with shower attachment, wc, wash basin, heated chrome towel rail, window to rear elevation.

OUTSIDE

There is no outside space or parking with this property. The garage is used by the landlord but access is gained for use of the washing machine.

SERVICES

Mains Electric. Gas, Water and Drainage. Council Tax Band B. EPC Band E.

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

DIRECTIONS

From Stags office, turn right into the main high street, head towards Pillars the Newsagent, turn left into Mansion House Street where The Little House, 2 Mansion House can be found on the left hand side.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6/12 months plus, fully furnished and is available end of September. RENT: 875.00 pcm exclusive of all charges.. Unfortunately, not suitable for children or pets. DEPOSIT: £1009.00 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. Stags 01803 833681.

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). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			88
A (92 plus)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (27-38)			
G (1-26)			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			