



109 Victoria Road, Dartmouth, Devon TQ6 9DY

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A spacious five bedroom property close to the town centre with private parking and a garden, available immediately.  
EPC Band: E. Tenancy Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• Five Bedroom House • 2 Courtyards • Fully Fitted Kitchen • Two Bathrooms • Off Road Parking For One Vehicle • Sorry No Pets • 12 Month Initial Tenancy • Deposit: £2,134.00 • Council Tax Band: E • Tenant Fees Apply

**£1,850 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 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

## ACCOMMODATION INCLUDES

Steps lead to front courtyard, wooden door into

## ENTRANCE HALL

Oak flooring, one single glazed window, radiator, smoke alarm, under-stairs cupboard, two doors to sitting room and dining room.

## SITTING ROOM/DINING ROOM

Open plan sitting room/dining room, fitted carpet throughout, working fire, two radiators, large Bay window to front and window to rear courtyard.

## KITCHEN

A wide range of floor, wall and drawer units with granite work surfaces, built-in stainless steel sink with granite drainer and mixer tap, eyelevel Neff double oven, 5 ring gas burner, Neff extractor hood, temperature wine cabinet, built-in dishwasher, oak flooring, radiator, large built-in fridge/freezer, range of built-in cupboards, washing machine, shelving, part glazed door to rear courtyard, door to cloakroom.

## CLOAKROOM

Oak flooring, hand basin, toilet, radiator, single glazed window to side.

## STAIRS AND LANDING

Stairs lead to split landing area, fitted carpet, smoke alarm, cupboard housing boiler for hot water and heating, two single glazed window.

## SHOWER ROOM

Large walk-in shower with glazed screen and rain shower, toilet, pedestal hand basin, ladder style radiator, extractor fan, single glazed window.

## BATHROOM

Tiled floor, white suite with panel bath with hand held shower, toilet, pedestal hand basin, extractor fan, single glazed window, chrome ladder style radiator.

## BEDROOM 2

Double room, fitted carpet, radiator, two windows to rear and side.

## BEDROOM 3

Double room, fitted carpet, radiator, single glazed window to rear.

## BEDROOM 1

Large double room, 2 free standing wardrobes, fitted carpets, 2 radiators, 2 windows, 1 is a large bay window.

## STAIRS AND LANDING

Fitted carpet, single glazed window, smoke alarm.

## BEDROOM 4

Small double loft room, radiator, single glazed window to rear.

## BEDROOM 5

Small double loft room, radiator, single glazed window to side.

## OUTSIDE

There is off road parking to the front of the property. Tiled steps lead to front paved terrace, railings, gate to side of the property for bin storage and access to the rear courtyard.

## DIRECTIONS

From the Dartmouth office, proceed along Duke Street towards Victoria Road passing the Market Square and bowling green and proceeding up the hill, where the property can be found on the left hand side.

## SERVICES

Mains electric, gas, water and drainage. Gas - Heating. Council Tax Band: E.

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

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

## LOCAL AUTHORITY

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

## LETTINGS

The property is available to let on an assured shorthold tenancy. RENT: £1,850.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £2,134.00 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.

## RENTERS RIGHT 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  
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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(93-100) <b>A</b>		
(81-92) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		