



Devoden Weeke Hill, Dartmouth, Devon TQ6 0JT

A well presented four double bedroom detached home, in an elevated position in the heart of Dartmouth. Oil Heating. Double Glazed. Pets by negotiation. Deposit: £2,134.00. EPC Band: E. Available for 12 months plus. Council Tax Band: F. Available April. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

- Four Double Bedrooms
- Open Planned Living/Dining Room with Balcony
- Large Driveway
- Countryside Views
- Potential Option for a Garage
- Pets By Negotiation (Terms Apply)
- 12 Months Plus
- Deposit: £2,134.00
- Council Tax Band: F
- Tenant Fees Apply

£1,850 Per Calendar Month

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## SITUATION

Dartmouth is not your average coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants, galleries and is surrounded by wonderful countryside, whilst only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

## ACCESS

There are steps ascending from the driveway, leading to the main door, which leads onto the:-

## HALLWAY

The hallway stretches along the length of the property, with a door leading to the back garden and a storage cupboard. As well as doors leading to the following:-

## UTILITY ROOM

Comprises of storage cupboards and shelves, sink and a freestanding washing machine. Window to the back garden.

## UPSTAIRS WC

Comprises of a WC and hand wash basin.

## BEDROOM 4/DINING ROOM

Double bedroom with 2 windows to the front of the property. Could also be used as a dining room due to the positioning.

## KITCHEN

Wall and floor units, freestanding fridge freezer, integrated dishwasher, oven, hob and extractor fan. Window to the front of the property.

## LIVING/DINING ROOM

Open planned living/dining room, with French doors leading to the back garden and French doors leading to the balcony, overlooking the front of the property, with country side views. The living room benefits from a feature fireplace.

## DOWNSTAIRS

Stairs descending from the hallway, leading to:-

## FAMILY BATHROOM

Comprises of a shower, WC, bidet, sink and storage cupboards.

## MASTER BEDROOM WITH EN-SUITE

Double bedroom with fitted wardrobes and ensuite. There are French doors leading to the front porchway and front garden terraced area. Window to the side of the property. ENSUITE - Walk in shower, WC, sink and storage cupboards.

## BEDROOM 2

Double bedroom with a window to the front of the property.

## BEDROOM 3

Double bedroom with a built in wardrobe and window to the front of the property.

## OUTSIDE

DRIVEWAY - Shared access from the road with another property, leading onto a driveway with parking for 2/3 cars.

FRONT GARDEN - A flight of stairs from the driveway, leading to a terraced area and access to the porch/main bedroom. A further flight of stairs leading up to the main entrance.

REAR GARDEN - 3 tiered garden, with courtyard area at the bottom and a grassed area towards the top with steps going up. There is also a greenhouse and shed. The rear garden has access to the front of the property, from both sides.

GARAGE - There is the option for a good size garage to be included in the tenancy at a separate negotiation, which is on site and on the driveway of the property.



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.



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Energy Efficiency Rating	
	Current
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	