



STAGS

11 Barton Way, Dartmouth, Devon TQ6 0FL

A new, beautifully presented three bedroom semi detached house with garage, parking and garden

Kingsbridge - 15 miles Totnes - 16 miles

• Open Plan Living Area • Master Bedroom with En-suite • 2 Further Bedrooms • Family Bathroom • Cloakroom • Garage • Available April • Deposit - £1442.00 • Council Tax Band - D • Tenant Fees Apply

£1,250 Per Calendar Month

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

ACCOMMODATION INCLUDES

Composite door, from front into hall.

HALL

Spacious hallway, UPVC window to side elevation, radiator, wood effect laminate flooring, under stairs cupboard, cupboard housing electric meter, stairs leading to first floor and doors to cloakroom and living area.

CLOAKROOM

Low level wc, hand basin, extractor fan, radiator.

OPEN PLAN LIVING

KITCHEN/DINING AREA - Comprising wall, base and drawers all are soft close, with inset 1.1/2 stainless steel sink unit and drainer, laminate worksurfaces, built-in eye level double electric oven, stainless steel extractor hood, Induction hob, glass splash back, integrated fridge/freezer, radiator. smoke alarm.
SITTING ROOM- Wood effect laminate flooring, radiator, uPVC double glazed French doors to patio and lawned area, uPVC double glazed casement window.

STAIRS AND LANDING

Newly fitted carpet, radiator, loft hatch, smoke alarm, CO alarm, cupboard housing gas fired boiler for heating and hot water.

BEDROOM 3

Single room, newly fitted carpet, radiator, uPVC double glazed window to rear elevation.

BEDROOM 1

Double room, newly fitted carpet, radiator, uPVC double glazed window to rear elevation, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Walk-in shower with thermostatic valve with rain sensor shower with glazed screen, hand basin, low level wc, white ladder style radiator, half height tiling to walls, full height tiling around shower, extractor fan, shaver socket.

BEDROOM 2

Double room, newly fitted carpet, radiator, uPVC double glazed window to front elevation.

BATHROOM

White suite comprising panel bath with thermostatic valve shower over with rain sensor shower head, hand basin, low level toilet, white ladder style radiator, half height tiled walls with full height tiling around the bath, shaver socket, extractor fan, uPVC double glazed window to front elevation.

OUTSIDE

FRONT - Single garage with up and over door, door to rear garden, plumbing for washing machine, light and water. There is parking for 3 vehicles and a small lawned area.

REAR - Path leads from the front through a wooden gate with lock to lawned area and patio.

SERVICES

Mains Electric, Gas, Water and Drainage. Council Tax Band D. EPC Band A.

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 Dartmouth proceed up College Way, passing Britannia Royal Naval College on your right. At the roundabout opposite Sainsburys turn left into the new housing development 'Little Cotton Farm' then take the first turning on the right where Number 11 can be found on the left.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6/12 months plus, unfurnished and is available in April. RENT: £1250.00 pcm exclusive of all charges. Unfortunately not suitable for pets. DEPOSIT: £1442.00 returnable at the 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 Dartmouth 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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	95	96
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(27-38) F		
(1-26) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		