



Little Boringdon 2 Church Road, Dartmouth, Devon TQ6 9HQ

A beautifully presented, 3 bedroom detached house set in an elevated position.

Totnes 13 miles Plymouth 30 miles Exeter 40 miles.

- Sitting Room
- Kitchen/Dining Room/Utility Room
- 3 Double Bedrooms (3 ensuite)
- Wonderful Far-Reaching Views
- Garden, Terrace & Off-Road Parking
- Available January
- Pet Considered (Terms apply)
- Deposit £2075.00
- Council Tax Band F
- Tenant Fees Apply

£1,800 Per Calendar Month

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

ACCOMMODATION INCLUDES

Front door into entrance hallway.

ENTRANCE HALL

Understairs cupboard, coat hanging, Engineered oak flooring, door to cloakroom

SITTING ROOM

23'9" max x 13'5" max

Engineered oak flooring, radiator, bi-folding doors to patio and rear garden, bi-folding doors neatly divides sitting room and kitchen/dining room.

KITCHEN/DINING ROOM

19'9" max x 17'8" max

Engineered oak flooring, range of floor, wall and drawer units above and below Corian worktops and upstands, central island/breakfast bar, integrated double electric oven, ceramic hob, dishwasher, fridge/freezer, inset sink and mixer tap, extractor hob, three double glazed windows, door to utility room.

CLOAKROOM

Toilet, hand basin, oak flooring, double glazed window.

BEDROOM 3

11'9" x 11'8"

Double room, radiator, double glazed window to rear with views over Dartmouth, fitted carpet, door to en-suite shower room

EN-SUITE SHOWER ROOM

Large walk-in shower, toilet, hand basin, chrome ladder style radiator, double glazed window to side elevation.

STAIRS AND LANDING

Stairs rising to 1st floor, double glazed French doors leading to terrace.

BEDROOM 1

19'8" x 13'8"

Large double room, dual aspect double glazed windows with beautiful views over Dartmouth, radiator, fitted carpet, door to en-suite bathroom.

EN-SUITE BATHROOM

White suite comprising of large bath, separate shower cubicle with glazed screen, toilet, handwash basin, chrome ladder style radiator, double glazed window to side elevation.

BEDROOM 2

11'8" x 11'8"

Double room, fitted carpet, radiator, double glazed window side elevation, door to en-suite bathroom

EN-SUITE BATHROOM

White suite comprising: bath, walk shower cubical with curved glazed screen, hand basin, chrome ladder style radiator, double glazed window to side elevation.

OUTSIDE

Accessed from Church Road is a driveway providing parking for 2/3 vehicles. Next to this area is a short set of steps which lead down to an under croft area which provides useful additional storage. A short set of steps rise from the driveway to a paved terrace wrapping around the side of the property set against natural stone boundaries with separate pedestrian gate to Church Road. To the rear is a beautiful low maintenance garden which is mostly laid to gravel and is bordered by well stocked beds providing a wealth of colour. A decked terrace provides the perfect spot for alfresco dining whilst enjoying the southerly orientation.



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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