



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

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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](mailto: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 undercroft 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.

## SERVICES

Mains Electric, Gas, Water and Drainage, EPC Band C. Council Tax Band F

## SITUATION

Dartmouth is not your average sleepy 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 and 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.

## DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and when you reach the beginning of Townstal Road, turn left into Church Road. Proceed up the hill where you will find the property a short distance on the left hand side.

## LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months, unfurnished and is available January. RENT: £1,800.00 pcm exclusive of all charges. DEPOSIT: £2075.00. Deposit 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. One small pet considered at the Landlord's discretion. 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.



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	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C	69	80
(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		