



1 Westerland Higher Contour Road, Kingswear,
Dartmouth, Devon TQ6 0DJ

A furnished end of terrace three bedroom property situated in a quiet area of Kingswear with river and Dartmouth views.

Dartmouth - 1.3 miles Torquay - 6 miles Exeter - 30 miles

• Furnished • Open Plan Living Area • 3 Bedrooms • 2 Bathrooms • Utility Area • Garden • Available Immediately • Deposit £1,269.00 • Council Tax Band B • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION INCLUDES

UPVC part glazed front door, fitted carpet, two double glazed windows, radiator, storage cupboard with shelving, hot water tank, lighting. Area for washing machine, shelving.

BEDROOM 2

Double room, fitted carpet, radiator, wardrobe, bedside tables, roller blind, double glazed window with river views

BATHROOM

White suite comprising bath with shower over, glazed screen, toilet, pedestal hand basin, storage cupboard, double glazed window.

STAIRS TO 1ST FLOOR

Stairs rising to 1st floor to landing area, part glazed UPVC door to rear garden, smoke alarm, double glazed window, wooden flooring, fuse box and meter, radiator, coats hooks.

OPEN PLAN LIVING AREA

KITCHEN: Comprising a range of kitchen, base and drawer units, with wood effect laminate worksurface, solid wooden shelving, built-in electric oven, four ring ceramic hob, extractor hood, slate tiled splash back, stainless steel sink unit and drainer, fridge/freezer, microwave oven, French dresser, dining room table with four chairs, double glazed window. SITTING ROOM AREA: Wooden flooring, corner sofa, alcove shelving, radiator, double glazed window with river views, open fire with slate hearth, smoke alarm.

BEDROOM 1

Double room, wooden flooring, alcove hanging space and shelving, bedside tables, double glazed window with river views, with door to en-suite shower room

EN-SUITE SHOWER ROOM

Large walk-in shower with glazed sliding doors, toilet, chrome ladder style radiator, hand basin built-in to a wooden unit with drawers, extractor fan, double glazed window to front elevation.

BEDROOM 3

Small double, wooden floor, radiator, storage cupboard, double glazed window to rear elevation.

OUTSIDE

To the front of the property is a mature shrub area and communal path leading to front door. Steps to the side of the property, through a wooden gate to rear courtyard, with decking, steps lead up to decked seating area and lawn area.

6'9" x 7'8"

9'10" x 9'8"

7'10" x 9'10"

9'5" x 9'9"

14'10" x 20'3"

11'1" x 10'4"

7'7" x 4'6"

9'5" x 9'4"

SERVICES

Mains Electric. Mains Water and Drainage. Council Tax Band B. EPC Band E.

SITUATION

Kingswear is one of the most picturesque villages in the South West with its tiers of streets lined with some very individual and often brightly coloured properties. Together with a welcoming community, the village also boasts a small primary school, church, post office, general store, a teddy bear shop, two public houses as well as a marina, yacht club and a steam railway. A short passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants.

DIRECTIONS

From Dartmouth take the lower ferry over to Kingswear following the B3205 out of Kingswear, take the turning on the left back towards Kingswear and then take the left into Higher Contour Road where the property can be found on the left hand side, with railings and 28 steps leading to the house.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6/12 months plus, furnished and is available Immediately, RENT: £1,100.00 pcm exclusive of all charges. DEPOSIT: £1,269.00 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 on 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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(35-47) F		
(21-34) G		
Not energy efficient - higher running costs		
(1-20)		
England & Wales		
EU Directive 2002/91/EC		