



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

6'9" x 7'8"

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

BATHROOM

9'10" x 9'8"

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

STAIRS TO 1ST FLOOR

9'5" x 9'9"

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

14'10" x 20'3"

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

11'1" x 10'4"

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

EN-SUITE SHOWER ROOM

7'7" x 4'6"

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.

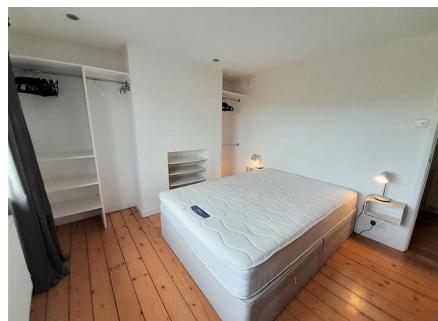
BEDROOM 3

9'5" x 9'4"

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.



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	51
(39-54) E	67
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	