



3 Dartmouth Hilltops Townstal Road, Dartmouth, TQ6 9HY

A well presented furnished one bedroom Bungalow in the town of Dartmouth, with an outside terraced area and allocated parking. Sorry no Pets. EPC Band: E. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• One Bedroom Furnished Bungalow • One Allocated Parking Space • Outside Terrace • Fitted Kitchen with Breakfast Barn • Sorry no Pets • 12 Month Tenancy Initially • Deposit: £836.00 • Available Immediately • Council Tax Band: B • Tenant Fees Apply

£725 Per Calendar Month

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

SITUATION

Known as the jewel of the South Hams, the beautiful 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.

ACCESS

The property can be accessed off of Townstal Road. From the car park, there is a large door leading to the shared courtyard. The Ridge can be found at the end, up a few steps which lead to the outside terrace area, with the front door and patio doors.

KITCHEN

Comprises of wall and floor units, built in Fridge/Freezer, Oven, Hob and Dishwasher. Benefits from a breakfast bar area.

LIVING ROOM

Good size room with a window to the back of the property and French patio doors leading to the outside terrace area.

BEDROOM

Double bedroom with windows to the front of the property.

ENSUITE

Comprises of a shower over the bath, WC, hand wash basin and a heated towel rail. Window to the back of the property.

OUTSIDE

Outside patio area, big enough for an outside seating set. There is also a communal courtyard below with a light up foundation feature.

SERVICES

Mains electric, gas, water and drainage. Heating - gas central heating. Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three and Vodafone.

Council Tax Band: B

LOCAL AUTHORITY

South Hams District Council, Folilton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS

From Stags Office follow Victoria Road out of Dartmouth until it meets Townstal Road, follow the road up the hill towards College Way and the building for The Ridge is called Dartmouth Hilltops and is the last but one building on the left hand side before reaching College Way.

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LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £725.00 pcm exclusive of all charges. DEPOSIT: £836.00 pcm 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.

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).

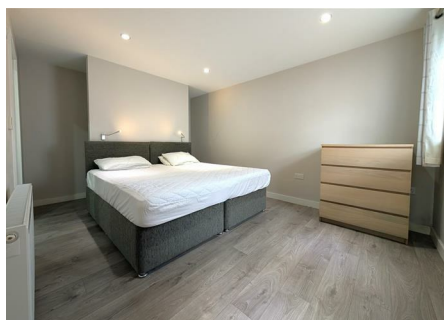
TENANT PROTECTION

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.

RENTERS RIGHT BILL

The forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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		