



## 16 Hockey Fields, Stoke Fleming, Dartmouth, Devon TQ6 0EW

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A beautifully presented three bedroom detached house, with a garage, off street parking and landscaped rear garden, conveniently located in Stoke Fleming. Unfurnished. EPC Band: B. Pets by negotiation. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

- 3 Bedroom Detached House
- Kitchen/Dining Room
- Family Bathroom
- Well Maintained Garden
- Garage with Driveway Parking
- Council Tax Band: D
- 6 Months Plus
- Pet Considered (terms apply)
- Deposit £1,557.00
- Tenant Fees Apply

### £1,350 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)



**SITUATION**

Stoke Fleming is a quintessentially English village with a primary school, local store with Post Office, church, village hall, playing field with sports facilities and a restaurant and a village pub at its centre. Located within the South Hams, an Area of Natural Outstanding Beauty with splendid coastal scenery, the village stands in a prominent position overlooking Start Bay. Less than a mile away is the award-winning beach of Blackpool Sands, considered to be one of the finest of the many in the South Hams. The historic naval port of Dartmouth located a few miles away should provide all retail and recreational needs, with the town full of galleries, restaurants and shops. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon express way is approximately 20 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

**ACCOMMODATION**

Covered porch, EV charger, solar panel unit and composite part glazed door opening to:-

**ENTRANCE HALL**

Carpeted flooring with a shoe storage unit, under stairs storage cupboard, a double glazed window and a radiator.

**CLOAKROOM**

Pedestal wash hand basin, WC, vinyl flooring, a double glazed window and a radiator.

**SITTING ROOM**

Carpeted flooring with wall and floor white fronted units, a radiator and double glazed patio doors opening to the patio and rear garden.

**KITCHEN/DINING ROOM**

**KITCHEN** - A range of white fronted wall and floor cupboards, worksurface with inset 1 1/2 stainless steel bowl and drainer, eye level built-in double oven and grill, induction hob, extractor hood, washing machine, tumble dryer, built in fridge/freezer, vinyl flooring, walk-in larder cupboard, radiator and a double glazed window looking out to the rear garden.

**DINING AREA** - Carpeted flooring with a radiator, two double glazed windows to front and side and double glazed patio doors opening to the rear garden.

**STAIRS AND LANDING**

Stairs rising to the first floor. A carpeted landing with an airing cupboard and double glazed window.

**FAMILY BATHROOM**

A fitted suite with a bath and electric shower over, pedestal wash hand basin, W/C, heated towel rail, vinyl flooring, and a double glazed window.

**BEDROOM 1**

Carpeted flooring with a built in wardrobe, radiator and a double glazed window.

**BEDROOM 2**

Carpeted flooring with a radiator and a double glazed window.

**BEDROOM 3**

Carpeted flooring with a radiator and two double glazed windows.

**OUTSIDE**

**FRONT** - A gravelled area with mature shrubs, EV charger, wooden gate allowing side access and a garage with driveway parking for one vehicle.

**REAR** - Patio, decked area, gravelled area with a raised vegetable plot and a raised lawn area surrounded by mature shrubs.

**SERVICES**

Electric, water, drainage.

Solar Panel is low carbon, renewable energy with solar storage battery in the loft.

Heat source pump

Ofcom predicted broadband services - Standard 18 Mbps 1 Mbps Good

Superfast 76 Mbps 19 Mbps Good Ultrafast 1000 Mbps 220 Mbps

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

likely coverage for voice and data: O2, Vodafone and Three

Council Tax Band: D

**DIRECTIONS**

From Dartmouth proceed up College Way, passing Britannia Royal Naval College on your right. Turn left at the mini roundabout, signposted Stoke Fleming (A379). On entering the village, pass the Post Office on your left and the Green Dragon on your right. Follow School Road towards Stoke Fleming Primary School where the turning into Hockey Fields is on the right side. At the end of the cul-de-sac number 16 Hockey Fields can be found on the right hand side.

**LETTINGS**

The property is available to let on an assured shorthold tenancy for 6 months

plus, unfurnished. RENT: £1,350.00 pcm exclusive of all charges. Pets

considered. Where the agreed let permits pets the RENT will be £1,375.00

DEPOSIT: £1,557.00 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 & TENANTS 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
92-91 (A)	A		
85-81 (B)	B		
79-75 (C)	C		
73-69 (D)	D		
67-63 (E)	E		
61-54 (F)	F		
55-48 (G)	G		
Not energy efficient - higher running costs			
		82	
England & Wales		EU Directive 2002/91/EC	