



**STAGS**

## 8 Redcroft Heights Dartmouth Road, Stoke Fleming, Dartmouth, Devon TQ6 0FB

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A beautifully presented 4 bedroom townhouse, located in the sought after village of Stoke Fleming. The property benefits from parking, gardens and superb views. EPC Band: C. Pets By Negotiation (Terms Apply). Tenant fees apply.

Dartmouth: 3 miles | Totnes: 14 miles | A38: 15 miles

• Idyllic Views Over Start Bay & Beyond • Four Bedrooms - 2 En-suite • Underfloor Heating • EV Charging Point • Off Street parking for 2 Cars • Pets By Negotiation (Terms Apply) • 12 Months Plus • Deposit: £2,250.00 • Council Tax Band: F • Tenant Fees Apply

**£1,950 Per Calendar Month**

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

## SITUATION

The property is situated in the centre of Stoke Fleming just over 3 miles from Dartmouth. Dartmouth is known as the jewel of the South Hams. The 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 boutiques and galleries, restaurants, delicatessens, pubs and 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.

## ACCOMMODATION

From the allocated parking spaces, a gate leads onto the landscaped front garden, with a composite front door opening to:-

## HALLWAY

A spacious entrance hall with doors off to the cloakroom, kitchen and sitting/dining room.

## CLOAKROOM

With a low level WC, a wash hand basin and a window to the front.

## KITCHEN

A fitted kitchen comprising a range of wall, base and drawer units, worksurface with inset 1.1/2 stainless steel sink unit, integrated NEFF appliances - extractor hood, double combination microwave oven, induction hob, washer-dryer, fridge freezer and dishwasher. Window to the front.

## SITTING/DINING ROOM

A large open plan dining/living room with bi-fold doors which open to the partly lawned garden and provides views of the surround area.

## STAIRS AND FIRST FLOOR LANDING

The stairs are carpeted and rise to the first floor landing. Landing with carpeted flooring and a storage cupboard. Doors lead to:-

## MASTER BEDROOM

A spacious double bedroom with carpeted flooring and a balcony offering superb views across the Start Bay coastline and out to sea. A door leads to:-

## EN-SUITE SHOWER ROOM

A fitted suite comprising a large walk-in shower, a low level WC, a wash hand basin with a vanity drawer unit underneath and a towel rail.

## BEDROOM TWO

A double bedroom with carpeted flooring and windows proving views to the rear of the property

## BATHROOM

A fitted suite comprising bath with shower over, WC, a wash hand basin with vanity drawer unit underneath and a towel rail.

## STAIRS AND SECOND FLOOR LANDING

The stairs are carpeted and rise to the second floor landing. The landing is carpeted with doors to:-

## BEDROOM THREE

A generous double room with carpeted flooring and two Velux windows which provide an abundance of light. A door leads to the shower rooms.

## SHOWER ROOM

With doors which allow direct access to the landing and bedroom three. The suite comprises a large walk-in shower, WC and a wash hand basin with vanity drawer unit under.

## BEDROOM FOUR

A spacious double bedroom with a Velux window and a further window to the front of the property.

## OUTSIDE

Landscaped gardens to the front and rear, with two private parking spaces and an electric car parking point (not suitable for Tesla)

## SERVICES

Mains electric, water, gas. Heating - Gas central heating.

Ofcom predicted broadband services - Superfast: Download 49 Mbps, Upload 8 Mbps.

Ofcom predicted likely mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Council Tax Band: F

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## 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, Redcroft can be found on the right hand side.

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months, unfurnished and is available immediately. RENT: £1,950.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £2,000.00. DEPOSIT: £2,250.00, 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 & 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](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://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.



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@StagsProperty



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |