



**Chusan, 178 Victoria Road**  
Dartmouth  
£550 Per month

**Freeborns**  
ESTATE AGENTS

A well appointed 1 bedroom furnished with countryside and River Dart views in an elevated location within walking distance of Dartmouth Town Centre.

Advertised rent is for a single resident, for two residents the rent will be £600.



# Chusan, 178 Victoria Road, Dartmouth, Devon, TQ6 9EL

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## ENTRANCE HALLWAY

### KITCHEN 10'8" X 7'11" (3.26 X 2.43)

Base and eye level units with wooden worktop over. Belfast style sink with mixer tap, integrated electric oven and gas hob. Dishwasher, fridge, washing machine and breakfast bar. Window to side.

### SHOWER ROOM 11'5" X 5'2" (3.48 X 1.59 )

Low level WC, pedestal wash hand basin, shower cubicle with Triton electric shower. Cupboard housing the combination gas boiler, obscured window to side.

### BEDROOM 11'5" X 7'1" (3.48 X 2.16)

Built in wardrobes, double bed, chest of drawers, window to rear with countryside and River Dart views.

Stairs lead down to:-

### LOUNGE 12'6" X 11'3" (3.82 X 3.44)

Dining table and two chairs, Futon sofa/pull out bed, patio doors for ventilation (please note that there is no access out of the doors onto the neighbouring patio).

## COUNCIL TAX BAND: A

## EPC RATING D

## SERVICES

Electricity, gas, water and drainage are connected.

Advertised rent is for a single resident.

For two residents the rent will be £600.

Electricity, water and gas are paid directly to Landlord as an allowance of £200pcm (there will be a £50pcm discount for single occupancy). Council tax is paid directly to the council by the tenant (Band A).

## PLEASE NOTE

NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE

OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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