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20 Ford Valley
Dartmouth, TQ6 9ED

An end of terrace unfurnished 2 bedroom house within walking distance of Dartmouth town centre.

• Lounge • Dining Room • Kitchen • Shower Room & Bathroom • 2 Bedrooms • Garage • Available Immediately • Tenants Fees Apply •

£850 Per calendar month

Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION INCLUDES

Wooden part glazed door from front into

SITTING ROOM

With wood flooring, Victorian feature fireplace with slate hearth, alcove shelving, 2 radiators, bay window with seat, side window, archway into

DINING ROOM

Wood flooring, Victorian feature fireplace with slate hearth, radiator, door to shower room, double doors into

KITCHEN

Comprising natural wood wall and base units, with glass fronted cupboards, wooden work-surface with inset 1 1/2 stainless steel sink unit, large cupboard housing wall mounted gas fired boiler running the domestic hot water and full central heating, free standing gas cooker, stainless steel cooker hood, refrigerator, dishwasher, red tiled floor, window, glazed door to rear yard.

SHOWER ROOM

Shower cubicle, wash basin, toilet, ladder style radiator, large cupboard with space for washing machine and tumble dryer, coat hooks, wood flooring, window.

STAIRS AND LANDING

Stairs from sitting room rising to landing area, window, radiator.

BATHROOM

White suite comprising bath with mixer tap shower spray, low level wc, hand basin, 2 ladder style radiators, wood flooring, DG window to side, alcove shelving.

BEDROOM 2

Double with feature fireplace, wood flooring, radiator, window to rear.

BEDROOM 1

Large double, feature fireplace, wood flooring, radiator, two sash windows to front, loft hatch.

OUTSIDE

Steps from Ford Valley lead to small terrace surrounded by mature shrubs. At the bottom of the steps there is a single garage.

To the rear of the property side steps lead to a grass area surrounded by mature shrubs and plants.

SERVICES

Mains Electric, Gas,,Water and Drainage. Council Tax Band C. EPC band E

SITUATION

Known as the jewel of the South Hams, the pretty 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 caf  s. 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.

DIRECTIONS

From Stags Office turn left into Duke Street carry on into Victoria Road, take the turning into Ford Valley, half way up the road, 20 can be found on the right hand side.

LETTINGS

The property is available to rent for a period of 6/12 months plus on renewable assured shorthold tenancy for a long let and is available immediately. RENT:  850.00 per calendar month exclusive of all charges. DEPOSIT:  1275.00



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	52	59
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(82-100)		
B	(61-81)		
C	(49-60)		
D	(29-48)		
E	(13-28)	47	54
F	(7-12)		
G	(1-6)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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