



Flat 2, 5 Duke Street, Dartmouth, TQ6 9PY

A beautifully refurbished second floor flat situated in the heart of Dartmouth.

• Town Centre • Open Plan Lounge & Kitchen • 2 Bedrooms • 2 Shower Rooms • Newly Refurbished • Available Immediately • Tenants Fees Apply • EPC E •

£695 Per calendar month

EPC Band E

01803 833681 | rentals.dartmouth@stags.co.uk

ACCOMMODATION INCLUDES

Wooden door from front into

COMMUNAL AREA

Newly fitted carpet with stairs rising to 1st and 2nd floor, cupboard housing electric meters.

HALL

Wooden door with feature mirror porthole, door before the front door to airing cupboard housing hot water tank, newly fitted carpet, electric panel heater, smoke and heat alarms.

SHOWER ROOM

Large walk-in shower cubicle with glazed screen and sliding doors, chrome ladder style radiator, low level wc, hand basin, mirror, shaver light.

BEDROOM 1

Double room, with newly fitted carpet, electric panel heater, TV socket and USB socket, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Corner curved shower cubicle with glazed screen and sliding doors, low level wc, hand basin, mirror and shaver light.

BEDROOM 2

Small double with newly fitted carpet, electric panel heater, TV socket and USB socket.

OPEN PLAN LOUNGE/KITCHEN

KITCHEN AREA. Comprising a range of modern white wall, base and drawer units, grey marble effect worksurface with inset stainless steel sink unit, integrated refrigerator, ceramic electric hob, stainless steel extractor hood, electric oven and grill, integrated dishwasher, integrated washing machine.
LOUNGE AREA. Large bay window, newly fitted carpet, 2 TV sockets and USB sockets.

OUTSIDE

There is no outside area or parking with the property.

SERVICES

Mains electric, water and drainage. Council tax band TBC. 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 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

DIRECTIONS

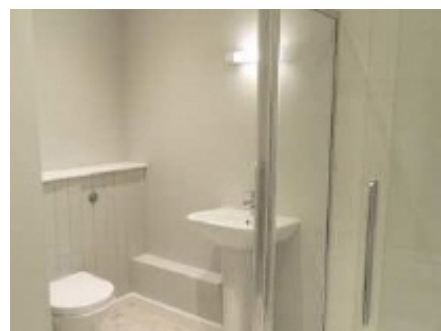
From Stags Offices turn right towards the Boat Float and directly before Attree's Jewellers turn right again and the apartment can be found on the left hand side above the Jewellers Shop.

LETTINGS

This property is available to rent for a period of 6/12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available Immediately. RENT: £725.00 per calendar month exclusive of all other charges. DEPOSIT: £1088.00 refundable at the 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. Usual references required.
No Smokers/HB/Pets. Viewing strictly through the Agent, Stags 01803 833681.

TENANTS FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216.00 (£180.00 plus VAT) for the first applicant plus £180.00 (£150.00 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability, as well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.
For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



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