




STAGS

Helm Cottage, Newport Street, Dartmouth,
TQ6 9QJ

WINTER LET. A beautifully presented furnished two
bedroom cottage situated in the heart of Dartmouth

• Sitting Room • Dining Room • Kitchen • 2
Bedrooms • Bathroom • WINTER LET ONLY • Available 9th
November • Tenants Fees Apply •

£750 Per calendar month

EPC Band D

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

ACCOMMODATION INCLUDES

Wooden door from front into

INNER PORCH

Meter cupboard, coir matting.

SITTING ROOM

With wood effect laminate flooring, radiator, feature fireplace with multi-fuel wood stove, FreeSat TV, DVD, Sony bluetooth integrated sound system, three piece suite, bay window to front.

DINING ROOM

Wood effect laminate flooring, radiator, feature fireplace, dining room table and four chairs, under-stairs cupboard housing fridge and microwave, window to rear. Stairs rising to first floor.

KITCHEN

Comprising a range of wall, base and drawer units, worksurface with inset 2 stainless steel sink units, electric oven and hob, extractor hood, wall mounted gas fired boiler running the domestic hot water and full central heating, built-in dishwasher, radiator, window, sliding patio doors to rear courtyard.

BATHROOM

White suite comprising corner bath with electric shower over, hand basin, wc, bathroom cabinet, mirror, radiator, obscured

window to front.

BEDROOM 1

Double bed, wardrobe, radiator, fitted carpet, window to rear.

BEDROOM 2

Two single beds, wardrobe, radiator, fitted carpet, window to front.

OUTSIDE

Communal steps from Newport street lead to path and Helm Cottage.

To the rear of the property there is a paved enclosed courtyard with garden table and chairs.

There is a parking permit for Mayors Avenue car park.

SERVICES

Mains Electric, Gas, Water and Drainage, EPC Band D.

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 left and take the first right into Foss Street and continue to the far end, turn left into Newport Street, and the property will be found on the right hand side at the top of the steps to the right.

LETTINGS

The property is available to let on WINTER LET for 6 months only, furnished and is available from 9 November 2019 RENT: £750.00 pcm exclusive of all charges except for water which are inclusive. DEPOSIT: £865.00. Deposit 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. Stags 01803 833681.

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). 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.





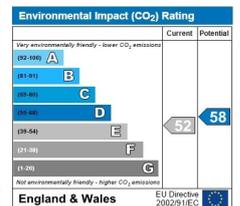
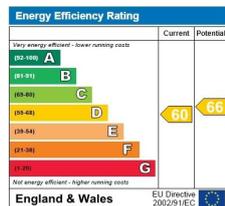
9 Duke Street, Dartmouth, Devon, TQ6 9PY
 01803 833681
 rentals.dartmouth@stags.co.uk



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