



Flat 2, 24 Duke Street, Dartmouth, Devon TQ6 9PZ

A beautifully renovated top floor two bedroom apartment, situated in the centre of Dartmouth.

- Central Location • Open Plan Living • 2 Bedrooms • Family Bathroom • En-suite Shower Room • Newly Refurbished • Available Immediately • Tenant Fees Apply

£695 Per Month

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

ACCOMMODATION INCLUDES

Wooden door from front into communal hall and stairs.

HALL

Wooden fire door, newly fitted carpet, entry phone system, Creda night storage heater, smoke alarm.

OPEN PLAN LIVING AREA

KITCHEN AREA: Comprising a range of wall, base and drawer units with, built-in fridge/freezer, stainless steel sink unit and drainer, space for washing machine, electric oven and hob, extractor hood, Vinyl flooring, window.

SITTING ROOM/DINING AREA: Newly fitted carpet, Creda night storage heater, two walk-in cupboards one housing hot-water cylinder with immersion tank, two windows.

BATHROOM

white suite comprising panelled bath, glazed shower cubicle with electric Mira Shower, low level WC, pedestal hand basin, Vinyl flooring, roof window, extractor fan.

BEDROOM 1

Large double, newly fitted carpet, Creda night storage heater, built-in cupboard, window to side elevation, skylight to rear, meter cupboard.

STAIRS TO LANDING AREA

Newly fitted carpet, smoke alarm, skylight, built-in cupboard.

BEDROOM 2

Newly fitted carpet, Creda night storage heater, window/balcony recess that opens out into a balcony, sliding wooden door into:

EN-SUITE SHOWER ROOM

Three piece white suite comprising of pedestal wash hand basin, shower cubicle with electric Mira Shower, low level toilet, extractor fan, sky light.

OUTSIDE

There is no outside space with this property or parking.

SERVICES

Mains Electric. Gas. Water and Drainage. Council Tax Band B. 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

Turn left out of the Stags office, over the road into Foss Street. The first door on the right under Ladbrokes.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6 months plus, furnished and is available immediately. RENT: £695.00 pcm exclusive of all charges. DEPOSIT: £800.00. 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). NO PETS PERMITTED. References required, viewings strictly through the agents. Stags 01803 833681.

HOLDING DEPOSIT AND 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 agree (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.

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.



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	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54	65
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	