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Stella Maris, Flat 3 South Town Dartmouth, TQ6 9BX

A well presented top floor apartment with stunning views over Dartmouth harbour and Kingswear

- Stunning Estuary Views • Living/Dining Room • Kitchen/Breakfast Room • 2 Double Bedrooms • 2 En-Suites • Pretty Patio Garden • Available Immediately • Tenant Fees Apply •

£1,100 Per calendar month

Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION INCLUDES

Partially glazed door into entrance hall

KITCHEN

A double aspect room fitted with a good range of eye and base level units with granite worktops and inset stainless steel sink unit with waste disposal unit. Range style cooker with five burner gas hob and two electric ovens below. Stainless steel and glass extractor unit. Integral appliances include washer-dryer, fridge-freezer, dishwasher and combination microwave. Wood flooring.

BEDROOM 1

Good size double with beautiful river views, two sash windows, fitted carpet, Double built-in wardrobe.

EN-SUITE

Wood flooring. Double shower cubicle, washbasin, bidet, WC, heated ladder towel rail.

LIVING ROOM

Glazed double doors from hallway open into a light double aspect room with stunning river views. Stone fireplace with slate hearth and inset coal effect gas fire (not in use). Alcove recess fitted with glass shelves. Fitted carpet.

BATHROOM

Panelled bath, heated ladder towel rail, bidet, WC, washbasin. Wood flooring.

BEDROOM 2

A double bedroom with square bay window to rear aspect, fitted carpet.

EN-SUITE

Double shower cubicle, washbasin, WC, heated ladder towel rail. Wood flooring.

OUTSIDE

Steps rise from the entrance to a paved terrace with ornamental railings, raised flower and shrub borders and box hedging.

SERVICES

Mains Electric, Gas, Water and Drainage. Council Tax Band D. EPC - not required

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 proceed right onto the Quay, passed Boots the Chemist, and then passed Whistlefish where you turn right into Newcomen Road, follow this road which turns into South Town and the property will be found approximately half a mile



from the town centre on the right hand side, accessed by an external staircase to the left of the building.

LETTINGS

The property is available to rent for a period of 6/12 months plus on a renewable assured shorthold tenancy, unfurnished and is available March 2018. RENT: £1100.00 per calendar month exclusive of all charges. DEPOSIT: £1650.00 returnable 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 HB/Smokers/Pets. Not suitable for children. Viewing strictly through the agents, Stags 01803 833681.

TENANT 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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