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Residential Lettings



8 Vavasour House, North Embankment
Dartmouth, TQ6 9PW

Purpose built top floor apartment in a water front position
with outstanding views of the River Dart.

• Views of River Dart • Sitting Room • Kitchen • 2 Bathroom • 2 Bedrooms •
Garage • Available March • Tenant Fees Apply • •

£895 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION INCLUDES

Wooden door from communal hallway into:

HALL

Lift or stairs to third floor - Hall with radiator.
Large storage cupboard fitted with shelves.

KITCHEN

Modern kitchen with window overlooking the River Dart. Range of wall and base units.
Appliances comprising: oven, hob, extractor hood, fridge/freezer, washer drier, dishwasher, microwave

SITTING ROOM

Large lounge/diner with two double patio doors onto balcony with fabulous views over the River Dart.

CLOAKROOM

Comprising low level WC and wash basin

MASTER BEDROOM

Large bedroom with fitted wardrobes, window to the rear of the property. Door to ensuite...

EN-SUITE

Comprising Walk-in shower, wash basin and heated ladder towel rail.

BEDROOM 2

Large double with window to rear of property.
Large fitted wardrobe.

FAMILY BATHROOM

Family bathroom with tiled floor. White suite comprising, bath with shower over, low level WC, wash basin with vanity unit and heated ladder towel rail.

OUTSIDE

Garage and parking for one vehicle

SERVICES

Mains water, drainage, electric and gas. South Hams District Council

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 our office in Duke Street, turn right onto the Quay and left into Mayor's Avenue, The property will be found on the left where Mayor's Avenue meets North Embankment.

LETTINGS

The property is to rent for a period of 6/12 months plus on a renewable Assured Shorthold Tenancy, furnished and is available immediately. RENT: £895.00 per calendar month exclusive of all other charges. DEPOSIT: £1395.00 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. Viewing strictly through the agents, Stags 01803 833681

TENANT FEES

When applying to rent a property through Stags there will be a tenants administration fee of £200 plus VAT to cover all single and joint applications. For any additional tenants or guarantors there will be a further fee of £50 plus VAT.

The Stags Tenant administration fee is an all inclusive fee to cover the costs of taking up references (to include a credit check), tenants contribution towards the drawing up of tenancy agreement, notification of service utilities, and if compiled schedule of condition/ inventory and associated check in. There are no additional administration, check in fees or charges payable by tenants as a consequence of applying or taking up a tenancy through Stags. Further details and information are attached to the Stags Tenancy Application Form and for further clarification before arranging a viewing please contact the lettings office dealing with the property.





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