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Residential Lettings



Albany House, Flat 2 New Road
Stoke Fleming, Stoke Fleming, Nr Dartmouth,

A two bedroom unfurnished apartment with under cover parking in a central position within the heart of Stoke Fleming.

• Sitting Room • Kitchen / Dining Room • 2 Double Bedrooms • Bathroom •
Undercover Parking • Pet Considered • Available immediately • Tenant Fees
Apply • •

£650 per calendar month

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

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ACCOMMODATION INCLUDES

Wooden door from front into

HALL

Very spacious hallway with fitted carpet

SITTING ROOM

Large sitting room with dual aspect and fitted carpet. Victorian fireplace and storage cupboard

KITCHEN / DINER

KITCHEN AREA: Comprising wall, base and drawer units and built-in oven and hob with extractor fan.

DINING AREA: with dresser and window to the front of the property

BEDROOM ONE

Large double with fitted carpet, fireplace, two storage cupboards and window to rear of property

BEROOM TWO

Double with fitted carpet, hand basin and french windows with Juliette balcony to rear

BATHROOM

White suite comprising bath with shower over, wc, hand basin and pine shelving

OUTSIDE

There is one allocated space in an underground parking area

SERVICES

Mains electric, water and drainage. Council Tax Band B. EPC Band E

SITUATION

The property is situated in the centre of Stoke Fleming just over 3 miles from Dartmouth. Dartmouth is known as the jewel of the South Hams, the 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 boutiques and galleries, restaurants, delicatessens, pubs and 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.

DIRECTIONS

From Dartmouth proceed up College Way, passing Britannia Royal Naval College on your right. Turn left at the mini roundabout, signposted Stoke Fleming (A379). On entering the village turn right up Church Road immediately next to the post office/stores, parking can be found on the right hand side and entry to the property is just below the post office on New Road through the underground parking area and up the stairs.

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 immediately. RENT: £675.00 per calendar month exclusive of all charges.

DEPOSIT: £1012.00 returnable at the end of the 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. Small pet considered at discretion. 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 £168.00 (£140.00 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.





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

