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Residential Lettings



Brockhall, Strete
Dartmouth, TQ6 0RR

A beautiful listed house in a simply stunning position with dramatic sea views

• Stunning Views • 6 Bedrooms • 3 Bathrooms • Studio • Walled Garden • Gardener included in rent • Available March • Tenancy fees apply •

£2,950 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION INCLUDES

ENTRANCE HALL

Alarm panel.

LOWER HALL

Newly installed woodburner.

SNUG

Feature fireplace, Southerly coastal views.

DINING ROOM

Feature fireplace, Southerly coastal views

LARDER

Range of bespoke fitted units.

UTILITY

Plumbing for washing machine, range of fitted units.

CLOAKROOM

WC, hand basin.

KITCHEN

Beautiful range of bespoke wall and floor units, granite worktops, Belfast sink, integral dishwasher, oil fired Heritage stove, Gas hob, two ring electric hob, central island with sink.

SUN ROOM

Southerly coastal views. French doors to terrace and garden.

BREAKFAST ROOM

Southerly coastal views.

STAIRS AND LANDING

MASTER BEDROOM

Large double with built in wardrobes, Southerly coastal views.

ENSUITE BATHROOM

Freestanding bath, hand basin, WC.

SHOWER ROOM

Walk in shower. WC, hand basin with storage under.

BEDROOM 5 / DRESSING ROOM

Single, Southerly coastal views.

BEDROOM 4

Double room, Southerly coastal views.

BEDROOM 3

Double room, Southerly coastal views.

BATHROOM

Bath, shower cubicle, hand basin, WC

BEDROOM 2

Double room with built- in wardrobes, Southerly coastal views.

BEDROOM 6

Set in the eaves with storage cupboard and southerly coastal views.

STUDIO

The studio lends itself for ancillary accommodation, Home office or games room.

Large room suitable for games / sitting / music

Wet room with shower, WC, hand basin

Bedroom / office.

OUTSIDE

The garden for the property wraps itself around the house and forms a number of areas which feel like "outside rooms". There is a croquet lawn, a small orchard and a large greenhouse. The garden is maintained by a gardener whose services are included in the rent. The most impressive part of the garden is the south facing terrace to the front of the property, which takes in full advantage of the wonderful views.

GARAGE

Double garage with outside tap.

SERVICES

Mains electricity, oil fired central heating, mains water and sewerage, EPC - not required. Council Tax Band H.

SITUATION

One of the most enviable coastal views in the South Hams, the property is set just off the A379 to the north of the 3 mile stretch of Slapton sands and has uninterrupted views towards the sea. Nearby Strete benefits from a post office/general store, a parish church and a highly recommended restaurant and Slapton Village is one of the prettiest and most desirable villages in the South Hams, which has a thriving local community, two excellent pubs, a well-stocked general store, village hall, chapel and 13th century church. The area is also known for the internationally famous Slapton Ley Nature Reserve with its extensive lake, woodland walks and Field Studies Centre.

For commuting and access to the area Totnes has a main line station, Exeter has an international airport and Plymouth has a cross channel ferry terminal. 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 Office in Dartmouth turn right towards The Quay, then left onto The Quay. Drive along College Way at roundabout take the first exit onto Yorke Road signposted Strete / Stoke Fleming. Stay on this road for 4.5 miles and after a slight left hand bend the destination will be found on the right, drive passed the gate house and down the drive.

LETTING

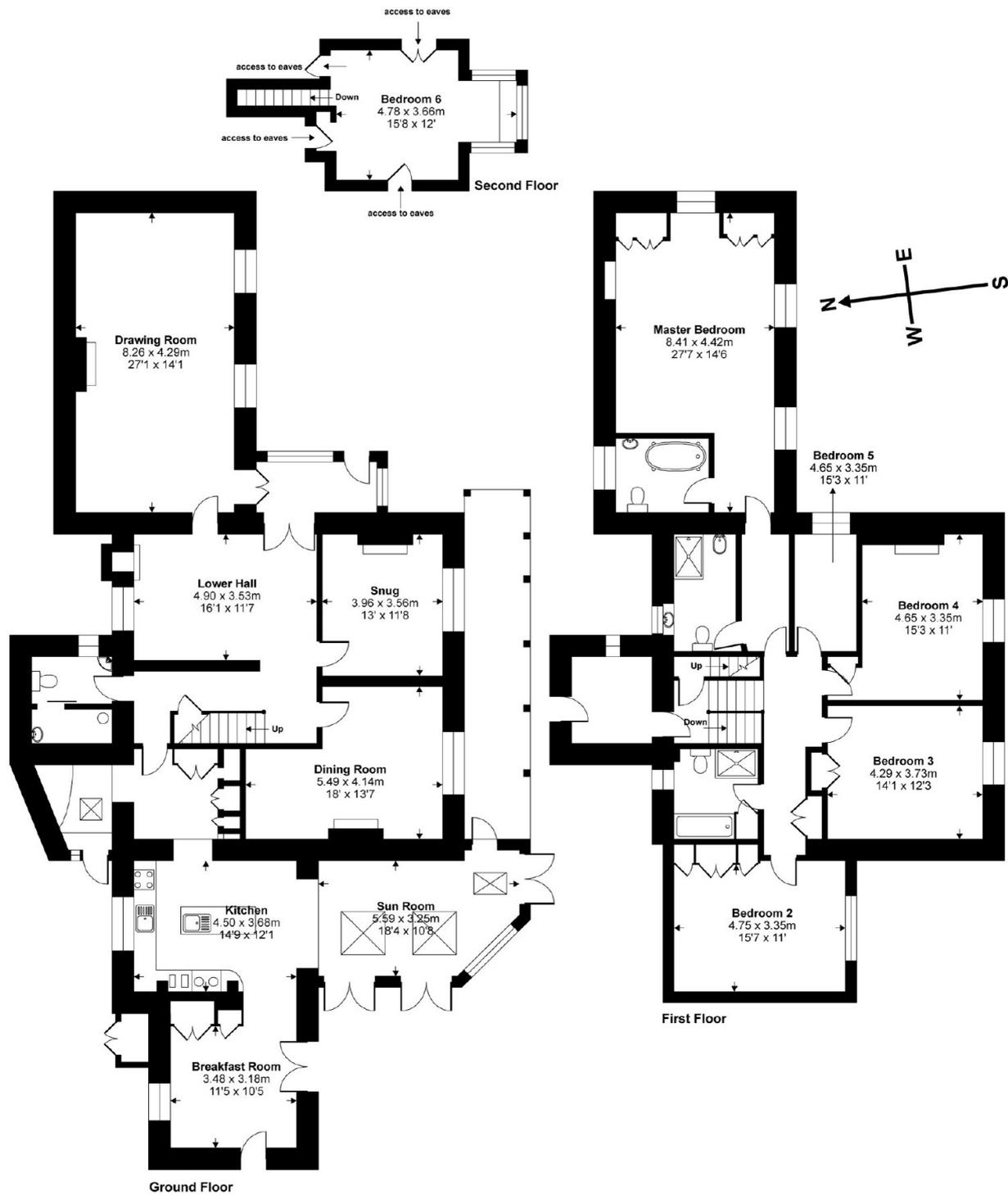
The property is available to rent for an initial period of 12 months plus on an Assured Shorthold Tenancy, long let and is available March. RENT: £2950.00 per calendar month exclusive of all charges but including a gardener. DEPOSIT: £4875.00 returnable at end of tenancy subject to any deductions. All 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. Usual references required. Viewing strictly through the agents, Stags 01803 833681.

TENANCY 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.



Approx. Gross Internal Floor Area
348.9 Sq Metres 3756 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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