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## 43 Churchfields Dartmouth, TQ6 9HH

An unfurnished, two bedroom mid-terrace house situated at the top of Dartmouth.

• Open Plan Living Area • Kitchen • Two Bedrooms • Bathroom • Garden front and rear • Off Road Parking • Available Immediately • Tenants Fees Apply •

**£775 Per calendar month**

Cornwall | Devon | Somerset | Dorset | London

## ACCOMMODATION INCLUDES

Glazed front door into:

### ENTRANCE HALL:

Doors to bedrooms and bathroom, staircase to upper floor

### BEDROOM 1

On the ground floor - double bedroom, newly fitted carpet and large picture window to the front of the property, radiator, cupboard with hanging space

### BEDROOM 2

Double bedroom with newly fitted carpet, cupboard housing electric meter and window to rear of property. Door to rear garden.

### BATHROOM

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

### SITTING ROOM/DINING AREA:

Newly fitted carpet, with large picture window with stunning rural views and looking down into the town of Dartmouth.

Two Radiators.

Dining area with large picture window looking onto the rear of the property.

### KITCHEN:

New fitted kitchen comprising a range of wall, base and drawer units, oven and hob with extractor hood. Window to rear of property

### OUTSIDE:

To the front of the property there is a paved area with parking for one car. Small border planted with shrubs.

To the rear of the property there is a three tier garden with steps leading to the top of the garden.

### SERVICES:

Mains Electric, Gas, Water and Drainage. Council tax band C

## 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 Office proceed left up Victoria Road until College Way. Turn left and take first turning on the left and second turning on the right. The property will be found on the right hand side.

## LETTINGS:

The property is to rent for a period of 6/12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £775.00 per calendar month exclusive of all other charges. DEPOSIT: £1162.00 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 agent, 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
69	80
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (82-100)	
B (61-81)	
C (49-60)	
D (39-48)	
E (29-38)	
F (19-28)	
G (1-18)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
65	77
England & Wales	
EU Directive 2002/91/EC	



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