

Dartington, Devon, TQ9 6FU



Ref: 96531

Exeter 26 miles Plymouth 19 miles Newton Abbot 7 miles (approximately)

A well presented two bedroom terraced house. With spacious kitchen/dining room, separate living room, downstairs cloakroom, and two double bedrooms both with en-suites. The property also comes with two parking spaces and an enclosed rear garden. Energy rating Band B. Sorry: No pets.

£850 PCM

Contact Lettings 01548 855599

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SITUATION and DESCRIPTON

Dartington is located in the South Hams, which is one of the most beautiful areas in Devon and noted for its quality food, culture and scenic beauty. A prominent attraction in the area is Dartington Hall estate which is set in 1200 acres of farmland and woods. The former cider pressing mill has a variety of shops, from gifts, farm foods and home interiors as well as a café and a spa. The development is located off the A385, providing good transport links to the surrounding areas including the two largest cities in Devon, Plymouth and Exeter which are within a 40 minute drive from Origins. For weekend relaxation, beautiful and well-kept beaches are easily accessible. Nearby Dartmoor offers both tranquil or active days out, exploring the open moorland. The vibrant town of Totnes is only two miles away and is also known as a centre for arts, culture and music.

ENTRANCE

Part obscured glazed door opening into entrance hall. Doors off to downstairs cloakroom and living room.

CLOAKROOM

Comprising WC, wall mounted wash hand basin and towel holder.

Sitting Room

Well-proportioned room with large window to front of property. Stairs leading to first floor and landing. Half glazed door to kitchen/dining room and door off to entrance hallway.

KITCHEN/DINING ROOM

Well-presented and finished with a range of floor and wall based units. Integrated gas hob with electric oven under and stainless steel extractor fan over. Space for fridge/freezer and washing machine. French doors leading to rear garden.

BEDROOM 1

Double bedroom with two windows to front. Door to:

ENSUITE BATHROOM

Part tiled with suite comprising bath with shower mixer taps, pedestal wash hand basin, WC, radiator, towel rail and cabinet.

BEDROOM 2

Double bedroom with window to rear. Door to:

ENSUITE SHOWER ROOM

Enclosed tiled shower with separate wash hand basin and WC.

OUTSIDE

The front of the property is laid to lawn with a path to the front door. The rear garden has a small patio area and rest laid to lawn. Rear gate access to parking spaces.

PARKING

Parking for two cars to the rear of the property.

SERVICES

Mains gas, electric and sewage, water on meter. The property benefits from Gas fired central heating alongside energy efficient solar thermal panels.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234 .

COUNCIL TAX

Currently Band C

POST CODE

TQ9 6FU

VIEWING

Strictly by appointment with Marchand Petit Residential Lettings. Tel: 01548 855599

AVAILABLE

Middle August

RENT

£850 per calendar month

THE NEXT STEP & MONIES DUE: A Holding Deposit of one week rent subject to contract and satisfactory references.

Tenant Deposit: Five weeks rent. First payment of rent.

Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation, to be provided, an administration charge of £50+VAT will apply. If Landlord gives permission to allow pets an additional £25 per month will be added to the agreed rent.

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Marchand Petit is a member of The Property Ombudsman

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