



5 Thurlestone Court Victoria Road, Dartmouth, Devon
TQ6 9HF

A spacious top floor apartment with outstanding views of the River Dart with garage and parking

Kingsbridge - 15 miles Totnes - 16 miles

• Kitchen • Dining Room • Sitting Room • 4 Bedrooms • Garage and 2
Parking Spaces • River and Town Views • Available Immediately • Deposit
£1153.00 • Council Tax Band E • Tenants Fees Apply

£1,000 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

ACCOMMODATION INCLUDES

Steps lead to half glazed front door and covered porch.

HALL

With 2 radiators, fitted carpet, cloaks cupboard, leading to Sun Room.

KITCHEN

Comprising a range of wall, base and drawer units, worksurface with inset stainless steel sink unit, built-in electric oven and microwave, electric hob, washing machine, dishwasher, space for fridge/freezer, window to front.

DINING ROOM

Fitted carpet, built-in cupboards and shelving, radiator, DG window with lovely river views.

BEDROOM 4

Single room, fitted carpet, built-in wardrobe and cupboards, DG window with river views.

SITTING ROOM

Parquet flooring, 2 radiators, feature fireplace, DG window and UPVC door onto balcony with stunning river and town views.

BEDROOM 1

Double room, fitted carpet, 2 radiators, vanity sink unit, built-in wardrobe and cupboards, DG window with stunning river and town views.

BEDROOM 2

Double room, fitted carpet, 2 radiators, vanity sink unit, DG window and UPVC door to balcony.

FAMILY BATHROOM

Wood effect lino flooring, white suite comprising bath with shower over, low level toilet, built-in hand basin into granite top, radiator, DG window to front.

SUN ROOM

Tiled floor, 2 DG windows, 2 radiators, storage cupboard.

BEDROOM 3

Double room, fitted carpet, built-in wardrobe, radiator, 2 windows

BATHROOM 2

White suite comprising bath with shower over, low level toilet, built-in hand basin into granite top, DG window, wood effect lino flooring.

WALK-IN CUPBOARD

Large walk-in cupboard, with wine racks.

OUTSIDE

Steps lead from Victoria Road to front door and covered porch.

The garage can be accessed from Thurlestone Gardens turning right at the end of the road. Parking space marked Flat 5 to the left of the apartment. Communal Gardens.

AGENT NOTE

Please be aware there will be no access to the balcony for the duration of the tenancy.

SERVICES

Mains Electric. Gas. Water and Drainage, Council Tax Band E. EPC band D.

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 Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and when you reach the beginning of Townstal Road you will see Thurlestone Court on the right hand side.

LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished or part furnished and is available immediately. RENT: £1000.00 pcm exclusive of all charges. DEPOSIT: £1153.00. Deposit 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). References required, viewings strictly through the agents, Stags Dartmouth 01803 833681.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks' rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	57	75
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	