Ref: 97365

Totnes 13 miles, Kingsbridge 14 miles, A38 Devon Expressway 20 miles. Mileages are approximate.

A beautifully presented four bedroom Grade II listed family house close to the town centre and with river views. Sorry no housing benefits or smokers. Pets by negotiation. EPC Rating E. Fees Apply

£1500 PCM

Contact Lettings 01548 855599

SITUATION AND DESCRIPTION
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with its excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London, Paddington, can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away

This is a lovely period property with many original features which include the principal room having moulded plaster cornices and panelled doors. The four pane sash windows to the front all enjoy attractive views across Coronation Park towards the river. The house is beautifully presented throughout.

ENTRANCE HALL
Timber flooring throughout

SITTING ROOM
A spacious room with brick fireplace with wood-burning stove, timber flooring. This room opens into a good sized dining area with french doors leading out to the rear terrace and garden.

KITCHEN
Comprising a range of base and wall units, large range cooker with six gas burners and two electric overs, fridge, freezer and dishwasher. Door leading out to the rear terrace.

UTILITY ROOM
Adjacent to the kitchen with sink, washing machine, tumble dryer.

CLOAKROOM
With low level WC and hand basin

BEDROOM 1
Double bedroom with views from the window, feature fireplace and timber flooring

BEDROOM 2
Double bedroom with views from the window, feature fireplace and timber flooring

BEDROOM 3
Bedroom 3 - Double bedroom with feature fireplace and timber flooring

BATHROOM
Bath with hand-held shower, WC, and hand basin.

SHOWER ROOM
Shower cubicle with power shower

BEDROOM 4
Large double bedroom with beautiful vaulted ceiling and timber flooring.

EN-SUITE SHOWER ROOM
Fully tiled wet room.

CLOAKROOM
WC and hand basin.

OUTSIDE
To the rear of the house is an attractive and private walled south west facing terrace/garden over two levels. The upper level has a table with chairs, gas heater and Chiminea.

SERVICES
Mains Electric, Gas, Water and Drainage. Gas fired boiler providing central heating and hot water.

COUNCIL TAX
Currently Council Tax Band F

LOCAL AUTHORITY
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01548 861234

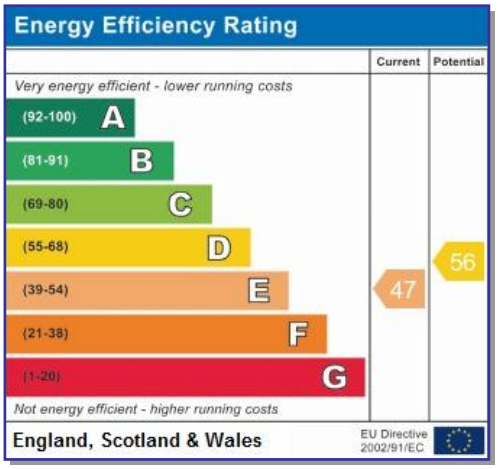
POST CODE
TQ6 9PE

RENT
£1,500 per calendar month

AVAILABLE
Available immediately

VIEWING
Strictly by appointment with the agent, Machand Petit Lettings. Tel 01548 855599

ADMINISTRATION FEES
Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half months rent. Check out fee: £90. Pets - if the landlord gives permission for pets to be kept at the property, an additional deposit from £250, will be requested according to the requirements of the landlord and the number and size of the pets being kept at the property. 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 £60 will apply.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
47
56
England, Scotland & Wales
EU Directive 2002/91/EC