



stags.co.uk
Residential Lettings



12 Vavasour House, North Embankment
Dartmouth, TQ6 9PW

An unfurnished top floor apartment in a water front position
with outstanding views of the River Dart

• Views of River Dart • Lounge/Dining Room • Kitchen • 2 Bedrooms •
Bathroom & En-suite • Garage • Available Immediately • Tenant Fees Apply •

£875 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION INCLUDES

Wooden door from communal hallway into:

HALL

Lift or stairs to top floor - Hall with radiator, entry phone, fitted carpet. Large storage cupboard fitted with shelves.

CLOAKROOM

Comprising low level WC and handbasin.

KITCHEN

Fitted kitchen comprising a range of wall and base units, oven, gas hob, extractor hood, fridge/freezer, radiator, wall mounted gas fired boiler running the hot water and central heating. Window overlooking the River Dart.

SITTING ROOM

Large sitting room with dining area, two double glazed windows, fitted carpet, radiator and patio door onto balcony giving fabulous views over the River Dart.

BEDROOM 1

Double with built-in wardrobes, radiator, fitted carpet, window to rear, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising walk-in shower, hand basin, heated towel rail and extractor fan.

BEDROOM 2

Double with built-in wardrobes and cupboards, fitted carpet, radiator.

BATHROOM

Comprising bath, hand basin, low level wc, heated towel rail and extractor fan.

OUTSIDE

To the rear of the property there is one single garage.

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 Office proceed right along Duke Street, turn left into Mayor's Avenue, The property will be found on the left where Mayor's Avenue meets North Embankment.

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: £875.00 per calendar month exclusive of all other charges. DEPOSIT: £1313.00 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 Tenant application fee of £216.00 (£180.00 plus VAT) for the first applicant plus £168.00 (£140.00 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.





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

