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Residential Lettings



## 3 Pottery Cottages, Warfleet Creek Road Dartmouth, TQ6 9GL

An unfurnished 3 bedroom semi detached house situated in the Warfleet area of Dartmouth.

• Sitting Room/Dining Area • Kitchen • Three Bedrooms • Bathroom • 2 En-suite • Parking for 2 Cars • Available March • Tenants fees apply • •

**£1,200 per calendar month**

**01803 833681 | [rentals.dartmouth@stags.co.uk](mailto:rentals.dartmouth@stags.co.uk)**

Cornwall | Devon | Somerset | Dorset | London

## ACCOMMODATION INCLUDES:

Wooden door into:

### HALLWAY

Wooden flooring

### SITTING / DINING ROOM

Wooden flooring, window to the front of the property underfloor heating, Dining area with window to the rear of the property

### KITCHEN

Comprising a range of wall and base units, electric hob, oven, extractor, integral fridge freezer, dishwasher, microwave. Window and door to the rear of the property

### CLOAKROOM

With WC and hand basin, space for a washing machine

### BEDROOM 1

Fitted carpet, window to the front of the property, dressing area, door to...

### EN-SUITE

Walk in shower, hand basin, low level WC

### BEDROOM 2

Fitted carpet, window to rear of the property

### BATHROOM

White bathroom suite, comprising bath with shower attachment, hand basin, low level WC,

### BEDROOM 3

Fitted carpet, window to rear of property, archway to study/dressing area, door to.....

### EN-SUITE SHOWER

Walk in shower, hand basin, Low level WC

### OUTSIDE

Parking for 2 cars to the front of the property. To the rear small courtyard.

### SERVICES

Mains Electric, Water and Drainage. Council Tax Band F. EPC Band E.

### 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 Offices turn right and proceed to the Quay, turning right along the high street into Newcomen Road, following on to South Town to Warfleet, take the second turn into Pottery Court, 3 Pottery Cottage can be found on the right hand side.

### LETTINGS

The property is available to rent for a period of 6 or 12 months on a renewable assured shorthold tenancy for a long let and is available immediately. RENT: £1200.00 per calendar month exclusive of all charges. DEPOSIT: £1800.00 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. Usual references required. No HB/Pets/Smokers/Children. Viewing strictly through the agents, Stags 01803 833681

### TENANTS 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 £180.00 (£150.00 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.





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