



**STAGS**

23 Redwalls Meadow, Dartmouth, Devon,  
TQ6 9PR

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**A spacious 3/4 bedroom detached house close to the town  
centre.**

• Lounge/Diner • Kitchen • 3 Bedrooms • 2 Bathrooms • Study • Garage &  
Gardens • Available End of August • Tenant Fees apply •

**£995 Per calendar month**

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

### **ACCOMMODATION INCLUDES:**

Part glazed door from front into:

#### **HALL**

With radiator and ceiling light point, door to

#### **CLOAKROOM/UTILITY ROOM**

White suite comprising low flush WC, hand basin. Space and plumbing for washing machine

#### **HALLWAY**

With radiator and under-stairs cupboard, stairs rising...

#### **STUDY/BEDROOM 4**

With radiator, window overlooking the rear garden

#### **SITTING ROOM**

Stone fireplace with matching hearth with living flame coal effect gas fire. Radiator, window to front of property, full height picture window with views to the Dart Valley. Open access to

#### **DINING ROOM**

Windows to front and side. Radiator

#### **FITTED KITCHEN**

Newly fitted kitchen with a range of matching wall and base cupboards. Lamona gas hob, Lamona electric oven, cooker hood

### **MASTER BEDROOM**

Large double with built-in double wardrobe fitted carpet and radiator. Dual aspect room with window to front and window to side with views to the Dart Valley. Door to

### **EN-SUITE BATHROOM**

Walk in shower, low level WC and hand basin. Obscured window to rear of the property. Airing cupboard with hot water cylinder with immersion heater and slatted linen shelving.

### **BEDROOM 2**

Double with built in wardrobe, fitted carpet, radiator and window to front of property

### **BEDROOM 3**

Small double with fitted carpet, radiator, window to rear of property

### **FAMILY BATHROOM**

Pale suite comprising bath with shower attachment, shower screen. Low level WC, hand basin, radiator.

### **OUTSIDE**

Garage and two driveways. Garden to front of property and to rear.

### **SERVICES**





Mains Electric, Gas, 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 towards the Quay, turn left on Mayor's Avenue, slight right onto Ridge Hill, continue onto Mount Boone, turn right onto Mount Boone Way, then right again onto Redwalls Meadow and the property will be found on the right hand side

### **LETTINGS**

The property is available to let on an assured shorthold tenancy for 6/12 months plus, unfurnished and is available at the end of August. RENT: £995.00 pcm exclusive of all charges except for water which are inclusive. DEPOSIT:

£1148.00. 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 01803 833681.

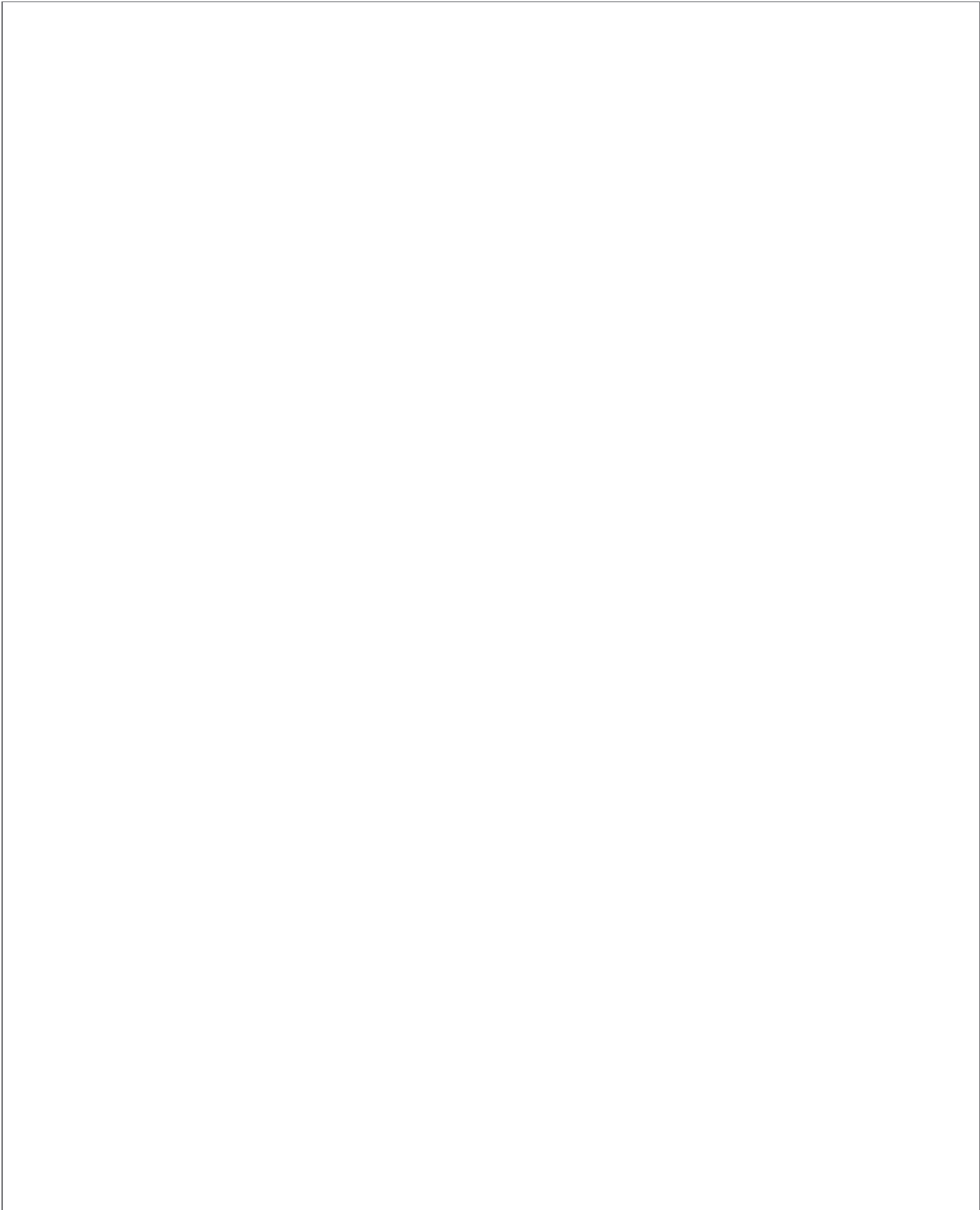
### **HOLDING DEPOSIT & TENANT FEES**

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.





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