



Elsley Cottage Church Lane
Dartmouth
£895 Per month

Freeborns
ESTATE AGENTS

A spacious four bedroomed house occupying a corner position in Dartmouth town centre opposite St Saviours Church. The property is set within a conservation area and within an area of outstanding natural beauty.

Available for a long let, the property benefits from a modern fitted kitchen and sanitary ware, the floors are covered throughout and the accommodation which is light and airy also benefits from electric night storage and panel heating.

AVAILABLE FROM DECEMBER 2020



Elsley Cottage Church Lane, Dartmouth, Devon, TQ6 9DH

DIRECTIONS

With the Royal Castle Hotel on the right hand side proceed towards Boots the chemist then turn right beside the two letter boxes and after approximately five meters turn right along the narrow footpath adjoining St Saviours Church and yard. After approximately one hundred meters at the end of this pathway the property is situated on the right hand side.

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

Three steps lead up to the front door.

GROUND FLOOR

ENTRANCE HALL

With glazed front door, electric panel heater, smoke detector, electric meter and fuse eye level cupboard and parquet tiled flooring.

KITCHEN / DINER

With tiled flooring, a range of new base, eye level drawer and storage units with curved edge work surfaces and mosaic tiled surrounds. An integrated Lamona electric four ring hob, electric oven with light and cooler hood over. Lamona washing machine, sink unit, fridge – freezer and a night storage heater.

LOUNGE

With electric fire in marble surround, bay window, TV point, phone point, night storage heater and under stairs storage cupboard.

FIRST FLOOR

LANDING

With smoke detector and electric panel heater.

BEDROOM 1

With double aspect and being part double glazed. TV point, phone point. An archway leads through to the open plan en suite area with double wardrobe, night storage heater, part tiled flooring, pedestal basin with shelf, mirror and light/shaver point over, towel rail and walk in shower cubicle.

BEDROOM 2

With TV point and night storage heater.

CLOAKROOM / WC

With low level WC

BATHROOM / WC

Panel bath with side mirror, vanity basin with cupboard under and mirror, light/shaver point over. Low level WC, tiled flooring, heated towel rail, sky light and airing cupboard housing the foam insulated hot water cylinder with two electric immersion heaters and shelving.

SECOND FLOOR

LANDING

With sky light, smoke detector and under eaves area.

BEDROOM 3

With sloping ceiling, rear under eaves area, night storage heater sky light and gable end circular fitted window.

BEDROOM 4

With under eaves storage cupboard, sky light, night storage heater and fitted range of wardrobe and storage cupboards.

OUTSIDE

There is no outside space or parking available with this property

LOCAL AUTHORITY

South Hams District Council

COUNCIL TAX BAND B

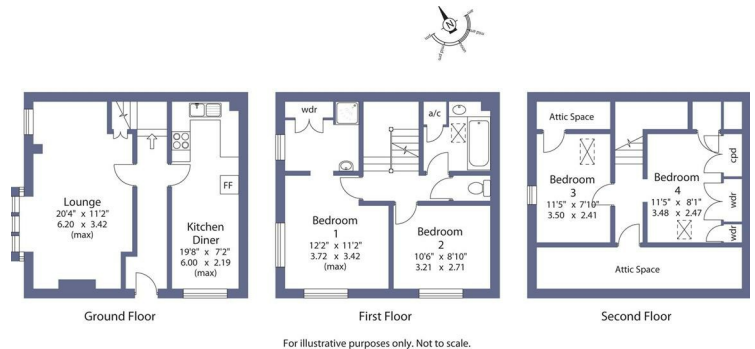
Amount payable approx £1420 per annum

PLEASE NOTE

NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a non refundable Fee of £150 for one person and £50 per applicant thereafter (payable on reservation) plus equivalent of 1½ months rent or £1000 whichever is greater as deposit, plus 1 months rent in advance.

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



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