



**74 Seymour Drive**  
Dartmouth  
£1,500 Per month

*Freeborns*  
ESTATE AGENTS

A spacious four bedroom, 2 bathroom home located in a quiet area at the top of Dartmouth. The property benefits from large communal spaces including an outdoor patio space in the garden as well as space for multiple cars to park.

PETS CONSIDERED.





# 74 Seymour Drive, Dartmouth, TQ6 9GE

## HALLWAY

Laminate floor, understairs storage cupboard, radiator

## KITCHEN

A range of modern shaker style kitchen units with compact laminate worktops, composite 1 1/2 sink and drainer, gas hob, eye level double oven/grill, integrated fridge freezer, integrated dishwasher, full height ladder cupboards, laminate floor, radiator window to front, stairs rise to:

## HALF LANDING

## LOUNGE

Radiator, feature fireplace with electric fire, window and patio doors to:

## CONSERVATORY

Laminate flooring, doors to back and side.

## STAIRS RISE TO HALF LANDING

## BEDROOM ONE

Built-in wardrobes, radiator, window to rear.

## EN-SUITE

3 piece suite comprising of low level WC, pedestal wash hand basin and shower cubicle, Laminate floor, extractor fan, radiator, window to front.

## BATHROOM

Panelled bath with twin shower heads and shower screen, low level WC, wash hand basin with storage under. Tiled walls, chrome ladder style heated towel rail, extractor fan, illuminated vanity mirror, window to front.

## BEDROOM TWO

Built-in storage cupboards, radiators, window to front.

## STAIRS RISE TO HALF LANDING

Airing cupboard.

## BEDROOM THREE

Radiator, window to rear.

## BEDROOM FOUR

Radiator, window to rear.

## OUTSIDE

To the front of the property is a gated garden with driveway parking. To the rear is an attractive paved and lawned garden.

## GARAGE

Utility room, space and plumbing for washing machine and tumble dryer.

## COUNCIL TAX BAND: D

Amount payable approx £2372

## EPC: C

## PLEASE NOTE

PETS CONSIDERED, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent. Furniture depicted in photos belongs to current tenant, rental comes unfurnished.

## 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.

## 74 Seymour Drive, Dartmouth, Devon, TQ6 9GE

Approximate Gross Internal Area  
1701 sq ft - 158 sq m



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