



Flat 2 1 Horn Hill, Dartmouth, Devon TQ6 9QZ

A first floor one bedroom apartment situated in the centre of Dartmouth. Available middle of August.

Totnes 13 miles | Kingsbridge 14 miles | Plymouth 30 miles

- Dartmouth Town Centre • Lounge • Kitchen • Bedroom • Wet room & Shower Room • Available August • Not Suitable for Pets • Deposit: £778.00 • Council Tax Band A • Tenant Fees Apply

£675 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

Known as the jewel of the South Hams, the beautiful 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

## DESCRIPTION

A first floor (up a flight of stairs) one bedroom apartment situated in the centre of Dartmouth. Available to rent on a 12 months renewable tenancy. Accommodation includes: hall, large sitting room, fully fitted kitchen, bedroom, wet room, utility/cloakroom. Apartment is located up steps to Horn Hill. Sorry no pets. EPC Band: C. Tenancy Fees Apply.

## ACCOMMODATION

Wooden door from front into inner hallway with stairs rising to apartment door.

UTILITY CLOAKROOM: Washing machine/Dryer, boiler.

WET ROOM: Shower, WC, wash basin.

BEDROOM: Radiator, Velux window.

KITCHEN: Comprising of a range of white wall and base units, an electric oven and hob and a fridge freezer.

SITTING ROOM: View to water through Velux windows, radiator, ariel point.

## SERVICES

Mains Electric, Gas, Water and Drainage. Council Tax Band A. EPC Band: C.

## DIRECTIONS

From Stags Offices proceed right towards the Quay, turn right and into Fairfax Place. Continue along here and directly before Whistlefish is Horn Hill, proceed up here and no 1 is on your left hand side.

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £675.00 pcm exclusive of all charges. Sorry no pets or children. DEPOSIT: £778.00 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). References required, viewings strictly through the agents.

## 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).

## 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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
01803 866130  
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 kWh A			
151 kWh B			
109 kWh C			
65 kWh D			
29 kWh E			
21 kWh F			
10 kWh G			
Not energy efficient - higher running costs			
England & Wales		79	79
EU Directive 2002/91/EC			