



12 Browns Hill, Dartmouth, TQ6 9NU

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A charming mid terraced unfurnished cottage situated in the heart on Dartmouth in a convenient location for all local amenities.

• Sitting Room • Kitchen • 2 Bedrooms • Bathroom • Dartmouth Town Centre • Available April • Deposit £950.00 • Council Tax Band B • Tenant Fees Apply • Unfortunately not suitable for pets

£825 Per Month

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

## ACCOMMODATION INCLUDES

Wooden half glazed door from front into:

### SITTING ROOM

With fitted carpet, 2 radiators, small under-stairs cupboard, archway through

### KITCHEN

Comprising a range of wall, base and drawer units, work surface with stainless steel sink unit, integrated fridge, electric cooker, hob with extractor, space for washing machine.

### STAIRS AND LANDING

Stairs from sitting room rising to landing area, fitted carpet, doors into

### BEDROOM ONE

Single room with radiator, fitted carpet.

### CUPBOARD

Housing Worcester gas fired boiler running the domestic hot water and full central heating.

### BATHROOM

White suite comprising bath with electric shower, glazed screen, low level wc, hand basin, heated towel rail, extractor fan, tiled floor.

### BEDROOM 2

Small double with radiator, fitted carpet, built-in single wardrobe.

### OUTSIDE

There is no parking with this property or outside space.

### SERVICES

Mains Electric, Gas, Water and Drainage. Council tax band B. 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' Office turn left onto Duke Street, then first right onto Foss Street. At the end of Foss Street across the road into Browns Hill Steps, number 12 is found on the right hand side.

### LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available in April. RENT: £825.00 pcm exclusive of all charges. DEPOSIT: £950.00. 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.

Stags Dartmouth 01803 833681

### 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  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(13-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		