



**STAGS**

## Summer Cottage 8 Horn Hill, Dartmouth, Devon TQ6 9RA

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A beautifully presented, fully furnished three bedroom cottage, situated in the heart of Dartmouth with balconies and two outside seating areas, which catch the morning and evening sun. EPC Band: E. Pets by negotiation. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• 3 Bedrooms • Utility Room • Courtyard and Patio • Town Location • Fully Furnished • Fitted Kitchen • Pets By Negotiation • Deposit: £1557.00 • Council Tax Band: D • Tenant Fees Apply

**£1,350 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 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

## ACCOMMODATION INCLUDES

Covered porch, wooden door from front into dining area.

## DINING AREA

Wooden flooring through to the open plan kitchen, large double glazed bay window, radiator, alcove cupboard and archway to the kitchen. smoke alarm.

## KITCHEN

A quality kitchen comprising white fronted floor and wall units, a stainless steel 1.1/2 sink and drainer, integrated electric oven and four solid ring hobs, extractor hood, integrated under counter refrigerator, small dishwasher, French doors to rear courtyard.

## SITTING ROOM

Wooden door from dining area into the sitting room, fitted carpet, large bay double glazed window, radiator, door to stairs to lower ground floor and utility room

## STAIRS AND LANDING

Fitted carpet, window to rear elevation, smoke alarm.

## UTILITY ROOM

Stairs lead down into the utility room, consisting of a washing machine, wall cupboards, boiler for hot water and heating, shower cubicle, low level toilet, smoke alarm, CO alarm.

## BATHROOM

White suite comprising bath with electric shower over with glazed screen, low level WC, hand basin, radiator, double glazed window to rear elevation

## BEDROOM 1

Double room, built-in wardrobe and cupboards, radiator, fitted carpet, French doors to balcony.

## BEDROOM 2

Double room, with built-in wardrobe and cupboards, radiator, fitted carpet, French doors to balcony.

## BEDROOM 3

Single room, fitted carpet, radiator, double glazed window to rear elevation.

## OUTSIDE

To the front of the cottage, there is a paved seating area with pot plants, mature shrubs and railings. The rear paved patio area is surrounded by mature shrubs and railings.

## SERVICES

Mains Electric, Gas, Water and Drainage. Council Tax Band D. EPC Band E.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted no mobile coverage for voice and data: EE, Three, O2 and Vodafone.

## DIRECTIONS

Turn right from the Stags office, towards the quay, turn right go past Boots the Chemist, you will see Morellos Dessert Parlour on the corner, turn right into Smith Street, turn left in Higher Street. Horn Hill steps can be found on the right hand side opposite The Cherub Inn, Summer Cottage can be found up the steps on the right hand side half way up.

## LETTING

The property is available to let on an assured shorthold tenancy for 6 months, furnished and is available September. RENT: £1350.00 pcm exclusive of all charges. DEPOSIT: £1557.00. 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 Dartmouth 01803 833681.

## HOLDING DEPOSIT AND 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.

## RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk).



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.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	53	77
EU Directive 2002/91/EC		