



STAGS

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

A spacious first floor apartment situated in the heart of Dartmouth. Sorry no pets. EPC Band: C. Tenancy fees apply.

Totnes: 13 Miles | Kingsbridge: 14 Miles | Plymouth: 30 Miles

• Two Bedroom First Floor Apartment • Central Dartmouth • Unfurnished • Study Area • Bathroom & WC/Utility • Council Tax Band: B • 6 Months Plus • Sorry No Pets • Deposit: £980.00 • Tenant Fees Apply

£850 Per Calendar Month

01803 866130 | 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

ACCOMMODATION INCLUDES

Wooden door from front into:-

ENTRANCE HALL

Stairs leading to the top floor flat comprising:-

UTILITY ROOM

Washing machine/dryer, low level WC and wash hand basin.

BEDROOM 1

Good size double bedroom with carpeted flooring, rear aspect window, built in cupboard. Radiator.

STUDY AREA

Radiator, newly fitted carpet.

BATHROOM

White suite comprising: bath with overhead shower, hand basin, low level W.C.

KITCHEN

A range of base and eye level units, an electric oven and hob, a fridge freezer and a boiler.

BEDROOM 2

Good size double bedroom with carpeted flooring, window to front. Radiator.

SITTING ROOM

Large sitting room with carpeted flooring, triple aspect windows. Radiator.

DIRECTIONS

From Stags Office turn right towards Boat Float, turn right into Fairfax Place and Horn Hill will be found on the right hand side up Horn Hill steps directly before Whistle Fish,

SERVICES

Mains electricity, gas, water and drainage. Heating - Mains gas

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

Ofcom predicted limited mobile coverage for voice and data: O2, EE, Three and Vodafone.

Council Tax Band: B

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6/12 months plus, unfurnished. RENT: £850.00 pcm exclusive of all charges. DEPOSIT: £980.00. 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.

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. Additional information is available on the official government website at 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.



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		
(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	73	81
EU Directive 2002/91/EC		