



**7 Horn Hill**  
Dartmouth  
Price £325,000

*Freeborns*  
ESTATE AGENTS

**\*\*WATCH THE FULLY NARRATED VIDEO TOUR\*\*** A 2 bedroom cottage located on Horn Hill Steps close to the Historic Cherub Inn and only a couple of minutes walk from the river front. The property benefits from its central location close to ample free parking and a garden deck outside.  
**CHAIN FREE.**



# 7 Horn Hill, Dartmouth, Devon, TQ6 9RA

## GROUND FLOOR

Front door opens to;

## KITCHEN/DINING ROOM

Cream shaker style base and eye level units with granite worktop over, Belfast style sink with mixer tap, electric oven with hob and extractor over, space and plumbing for washing machine or dishwasher, cupboard housing the new Worcester boiler which provides domestic hot water and central heating, engineered oak flooring, LED ceiling spotlights, radiator, uPVC window to front.

## LOUNGE

Fire place with log burner, engineered oak flooring, LED ceiling spotlights, double glazed single door to rear. Stairs leading up to;

## 1ST FLOOR

## LANDING

LED ceiling spotlights.

## BEDROOM ONE

Feature fire place, 2 x pendant lights, built-in wardrobes, radiator, uPVC window to rear.

## BEDROOM TWO

Pendant light, radiator, uPVC window to front.

## SHOWER ROOM

3 piece suite comprising corner shower enclosure with waterfall shower head with additional shower attachment and glass screen, low level w/c work basin built into storage shelf. Chrome ladder style heated towel rail, part tiled walls, LED ceiling spotlights.

## BASEMENT

Overhead light above.

## OUTSIDE

## REAR GARDEN

Enclosed garden, raised deck over gravel for alfresco dining.

## SERVICES

Electricity, water and drainage are connected.

The property has been re-wired and re-plumbed throughout with hard wired smoke detectors.

## EPC: D

## LOCAL AUTHORITY

South Hams District Council

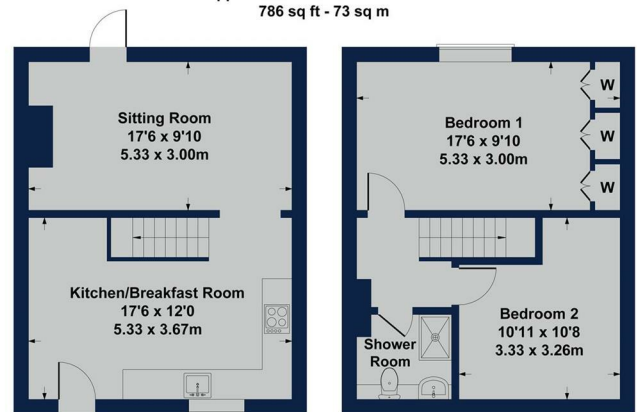
## COUNCIL TAX BAND: D

## 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.

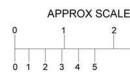
## 7 Horn Hill, Dartmouth, TQ6 9RA

Approximate Gross Internal Area  
786 sq ft - 73 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2025



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

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