



22 Crowthers Hill
Dartmouth
£1,500 Per month

Freeborns
ESTATE AGENTS

ALLOCATED PARKING SPACE.

Located on Crowther's Hill, a short walk from Dartmouth's town centre, the property features an enclosed garden and balcony with views across Dartmouth and towards the River Dart. The property benefits from its second reception room which could also double as a third bedroom.

Fully furnished.



22 Crowthers Hill, Dartmouth, TQ6 9QX

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

FRONT DOOR TO;

ENTRANCE PORCH

Half height tongue and groove panelling to wall, cupboard housing fuse box, solid oak flooring, pattern and colour glazed door to;

ENTRANCE LOBBY

Radiator, staircase to first floor, solid wood flooring, doors to;

KITCHEN/DINER

Skylight, double glazed patio doors to terrace, views across Dartmouth, radiator, range of bespoke kitchen base cupboard and drawer units, solid oak worksurfaces, inset 1 1/2 bowl single drainer ceramic sink with designer swan neck mixer tap, inset 4 ring stainless steel gas hob with extractor fan above, built-in stainless steel oven under, integrated fridge and dishwasher, wall mounted oak shelves, pedestal lights, sold oak wood flooring.

BEDROOM

Double glazed 'Georgia' style window to front, radiator, recessed storage cupboards.

BATHROOM

White suite comprising a panelled bath with shower over, bath/shower mixer taps and additional shower attachment, pedestal wash hand basin, close coupled WC, wall mounted chrome heated towel rail, part tiled walls, under stairs storage cupboard, tiled floor, extractor fan, recessed ceiling downlighters.

FIRST FLOOR LANDING

Radiator, recessed overhead storage cupboard, doors to;

SITTING ROOM

Double glazed French doors to balcony with views across Dartmouth and down towards the River Dart, radiator.

BEDROOM

Double glazed 'Georgia' style window to front, radiator, recessed storage cupboard housing gas central heating boiler.

SHOWER ROOM

Modern white suite comprising shower enclosure with thermostatic shower, wash hand basin with mixer tap, close coupled WC, chrome heated towel rail, fully tiled walls, tiled floor, extractor fan, recessed ceiling downlighters.

COUNCIL TAX BAND

Waiting to be allocated.

LOCAL AUTHORITY

South Hams District Council

PLEASE NOTE

PETS CONSIDERED, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

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.

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Approximate Gross Internal Area
990 sq ft - 92 sq m



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