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Residential Lettings



12 Browns Hill  
Dartmouth, TQ6 9NU

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

• Lounge • Kitchen • 2 Bedrooms • Bathroom • Dartmouth Town Centre •  
Available Immediately • Tenant Fees Apply • •

**£620 per calendar month**

**01803 833681 | [rentals.dartmouth@stags.co.uk](mailto:rentals.dartmouth@stags.co.uk)**

Cornwall | Devon | Somerset | Dorset | London

## ACCOMMODATION INCLUDES

Wooden half glazed door from front into:

### LOUNGE

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

### KITCHEN

Comprising wall, base and drawer units, work surface with inset 1 ½ stainless steel sink unit, integrated fridge, electric cooker, hob with extractor.

### STAIRS AND LANDING

Stairs from lounge rising to landing area, fitted carpet, doors into

### BEDROOM ONE

Small double 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 w.c., wash hand basin, heated towel rail, extractor fan, tiled floor.

### BEDROOM 2

Small double with radiator, fitted carpet.

### OUTSIDE

There is no parking with this property.

### SERVICES

Mains Electric, Gas, Water and Drainage. Council tax band B. EPC band F.

### 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 rent for a period of 6/12 months plus on renewable assured shorthold tenancy, unfurnished and is available immediately. RENT: £620.00 Per calendar month exclusive of all charges. DEPOSIT: £930.00 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. Usual references required.

No HB/Smokers/Pets. Viewing strictly through the agents, Stags 01803 833684

### TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216.00 (£180.00 plus VAT) for the first applicant plus £168.00 (£140.00 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability, as well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.







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