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

## Hope Cottage, Lower Ferry Slip Dartmouth, TQ6 9AW

Hope Cottage is a furnished south facing period cottage overlooking Bayards Cove and the harbour entrance.

• Sitting Room • Kitchen/Diner • 3 Bedrooms • 2 Bathrooms • Small Outside Seating Area • Fantastic River Views • Available Immediately • Tenancy fees apply • •

**£1,495 Per calendar month**

Cornwall | Devon | Somerset | Dorset | London

**ACCOMMODATION INCLUDES**

Wooden door from front into

**ENTRANCE LOBBY**

Storage cupboard, stairs to 1st floor.

**LANDING**

Two windows, storage heater, storage cupboard housing washing machine, stairs lead to second floor.

**SITTING ROOM**

Dual aspect windows with window seats and stunning river and castle views, storage heater and panel heater.

**KITCHEN/DINER**

Panel heater, electric cooker, refrigerator, freezer, dishwasher, waste disposal, pantry, window with seat taking in river and castle views,

**BEDROOM 2**

Storage heater, window with river views and window seat, storage heater, hanging cupboard, double bed.

**MASTER BEDROOM**

Dual aspect windows with river views, king size bed, storage heater

**BEDROOM 3**

Window with river and embankment views, panel heater, 2 single beds.

**BATHROOM**

White suite comprising of bath with electric shower over, hand wash basin, low level toilet, electric heated towel rail, window.

**FAMILY BATHROOM**

White suite comprising panelled bath with electric shower over, low level WC, hand basin, airing cupboard housing hot water tank, electric heated towel rail, two windows.

**OUTSIDE**

To the front of the property there is a small area for a table and chairs.

**SERVICES**

Mains Electric, Water and Drainage, Council tax Band: D. EPC Band E

**SITUATION**

This unique property is situated in the centre of Dartmouth, right by the river with stunning views. Known as the jewel of the South Hams, the 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 boutiques and galleries, restaurants, delicatessens, pubs and cafes. 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.

**DIRECTIONS**

From Stags Offices proceed right into The Quay, leading in Fairfax Place carry on towards the Lower Ferry and is accessed through a gate on the left and then along a walkway.

**LETTINGS**

The property is to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, furnished and is available Immediately. RENT: £1495.00 per calendar month exclusive of all other charges. DEPOSIT: £2245.00 returnable at the 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. This property is not suitable for small



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
49	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
30	57
England & Wales	
EU Directive 2002/91/EC	



9 Duke Street, Dartmouth, Devon, TQ6 9PY

Tel: 01803 833681

Email: rentals.dartmouth@stags.co.uk