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Residential Lettings



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

A spacious two bedroom unfurnished first floor apartment situated in the heart of Dartmouth.

• Sitting Room • Kitchen • Study Area • Two Bedrooms • Bathroom • Utility Room • Available Immediately • Tenant Fees Apply • •

£695 per calendar month

01803 833681 | rentals.dartmouth@stags.co.uk

Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION INCLUDES

Wooden door from front into

ENTRANCE HALL

Stairs leading to top floor fully carpeted flat comprising

UTILITY ROOM

Washing machine/dryer, low level wc and hand basin

BEDROOM 1

Good size double bedroom, fitted carpet, rear aspect window, built in cupboard, radiator.

STUDY AREA

Radiator, fitted carpet

BATHROOM

White suite comprising: bath with overhead shower, hand basin, low level WC

KITCHEN

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

BEDROOM 2

Good size double bedroom, fitted carpet, window to front, radiator

SITTING ROOM

Large sitting room, fitted carpet, triple aspect windows, radiator.

SERVICES

Mains Electric, Gas, Water and Drainage. Council Tax Band B. EPC Band C

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 caf  s. 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 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,

LETTINGS

This property is available to rent for a period of 6/12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available January. RENT: £695.00 per calendar month exclusive of all other charges. DEPOSIT: £1045.00 refundable at the end of the 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 Smokers/HB/Pets. Viewing strictly through the Agent, Stags 01803 833681.

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 £180.00 (£150.00 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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