



STAGS

Summer Cottage 8 Horn Hill, Dartmouth, Devon TQ6 9RA

A beautifully presented, fully furnished three bedroom cottage, situated in the heart of Dartmouth with a balcony and two outside seating areas, which catch the morning and evening sun. EPC Band: E. Pets by negotiation. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

• 3 Bedrooms • Utility Room • Courtyard and Patio • Ideal Town Location • Fully Furnished • Fitted Kitchen • Deposit: £1,500.00 • Council Tax Band: D • Tenant Fees Apply

£1,300 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION

Known as the jewel of the South Hams, the beautiful 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

ACCOMMODATION INCLUDES

Covered porch, wooden door from front into dining area.

DINING AREA

Wooden flooring through to the open plan kitchen, large double glazed bay window, radiator, alcove cupboard and archway to the kitchen. smoke alarm.

KITCHEN

A quality kitchen comprising white fronted floor and wall units, a stainless steel 1.1/2 sink and drainer, integrated electric oven and four solid ring hobs, extractor hood, integrated under counter refrigerator, small dishwasher, French doors to rear courtyard.

SITTING ROOM

Wooden door from dining area into the sitting room, fitted carpet, large bay double glazed window, radiator, door to stairs to lower ground floor and utility room.

STAIRS AND LANDING

Fitted carpet, window to rear elevation, smoke alarm.

UTILITY ROOM

Stairs lead down into the utility room, consisting of a washing machine, wall cupboards, boiler for hot water and heating, shower cubicle, low level toilet, smoke alarm, CO alarm.

BATHROOM

White suite comprising a bath with electric shower over and glazed screen, low level WC, hand basin, radiator, double glazed window to rear elevation.

BEDROOM 1

Double room, built-in wardrobe and cupboards, radiator, fitted carpet, French doors to balcony.

BEDROOM 2

Double room, with built-in wardrobe and cupboards, radiator, fitted carpet, French doors to balcony.

BEDROOM 3

Single room, fitted carpet, radiator, double glazed window to rear elevation.

OUTSIDE

To the front of the cottage, there is a paved seating area with pot plants, mature shrubs and railings. The rear paved patio area is surrounded by mature shrubs and railings.

SERVICES

Mains Electric, Gas, Water and Drainage. Council Tax Band D. EPC Band E.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted no mobile coverage for voice and data: EE, Three, O2 and Vodafone.

LETTING

The property is available to let on an assured periodic tenancy, furnished and is available August. RENT: £1,300.00 pcm exclusive of all charges. DEPOSIT: £1,500.00 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). References required viewings strictly through the agents.

Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHT BILL

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) A		
(81-92) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		