



MILLARD  
COOK



# 7 Horn Hill Dartmouth, TQ6 9QX

A superb 2 bedroom attached cottage close to the heart of Dartmouth town centre



7 Horn Hill is a charming attached two bedroom cottage situated in the quiet, tucked away position of Horn Hill steps, a stone's throw from the shops and facilities Dartmouth has to offer.

Internally, the property offers a good size kitchen/breakfast room, adjacent living room, two double bedrooms, a shower room and a southerly facing courtyard garden. A useful addition to the property is a good size basement under the ground floor, ideal for storage or future alterations (subject to relevant planning consent).

The property benefits from UPVC double glazing and a gas fired central heating system, a perfect option for a second home or holiday let income.





## Accommodation

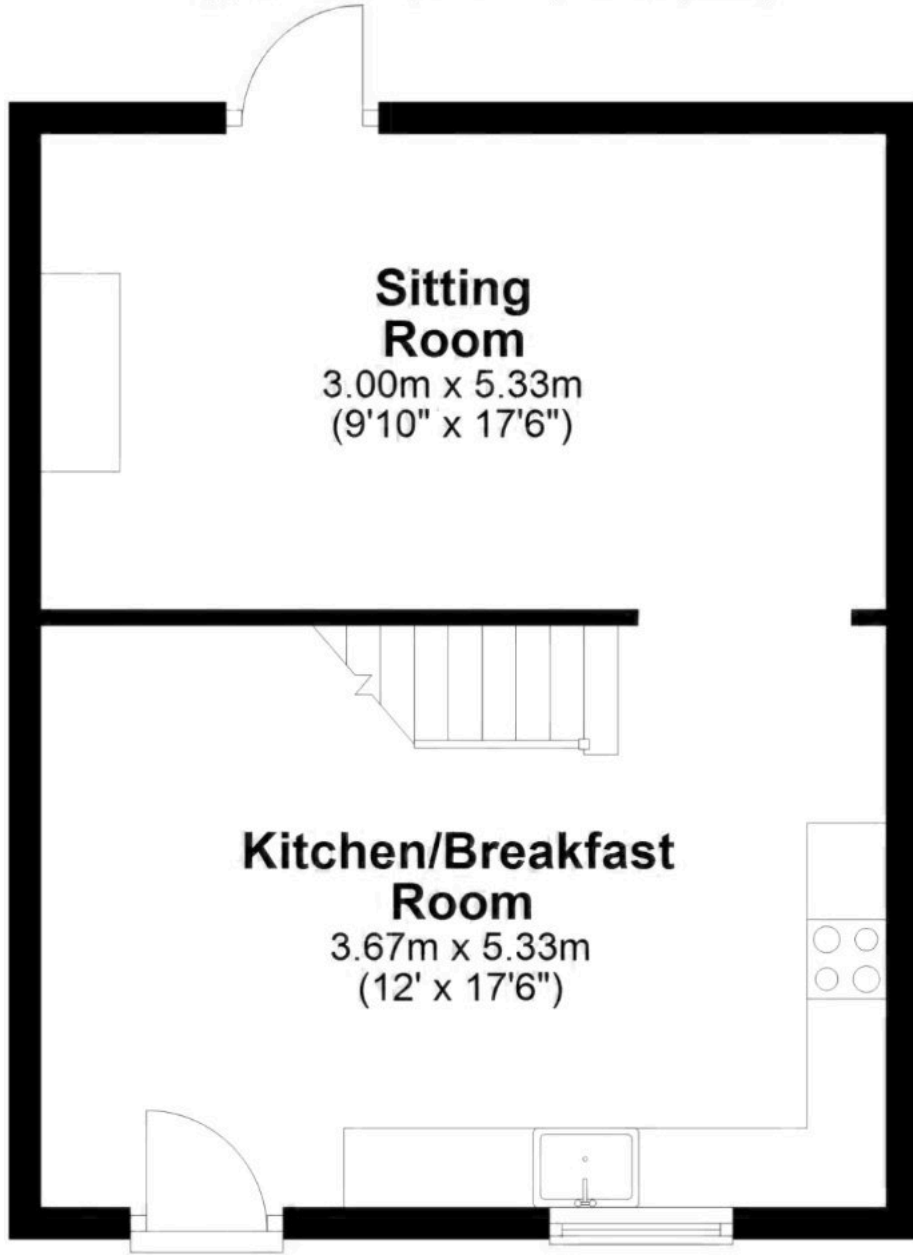
Stable style door leads to the good size kitchen/breakfast room with a comprehensive range of drawers, cupboards and wall mounted cupboards with granite work surfaces. Belfast style sink with electric oven, halogen hob and extractor above. Space for a dining table and freestanding fridge/freezer. Window to the front aspect and stairs rising.

Timber effect flooring leads to the charming living room with a wood burner and slate hearth. Door to the outside. From here, access to a very useful basement which covers roughly the ground floor area, ideal for storage or perhaps a further room (subject to relevant planning consent).



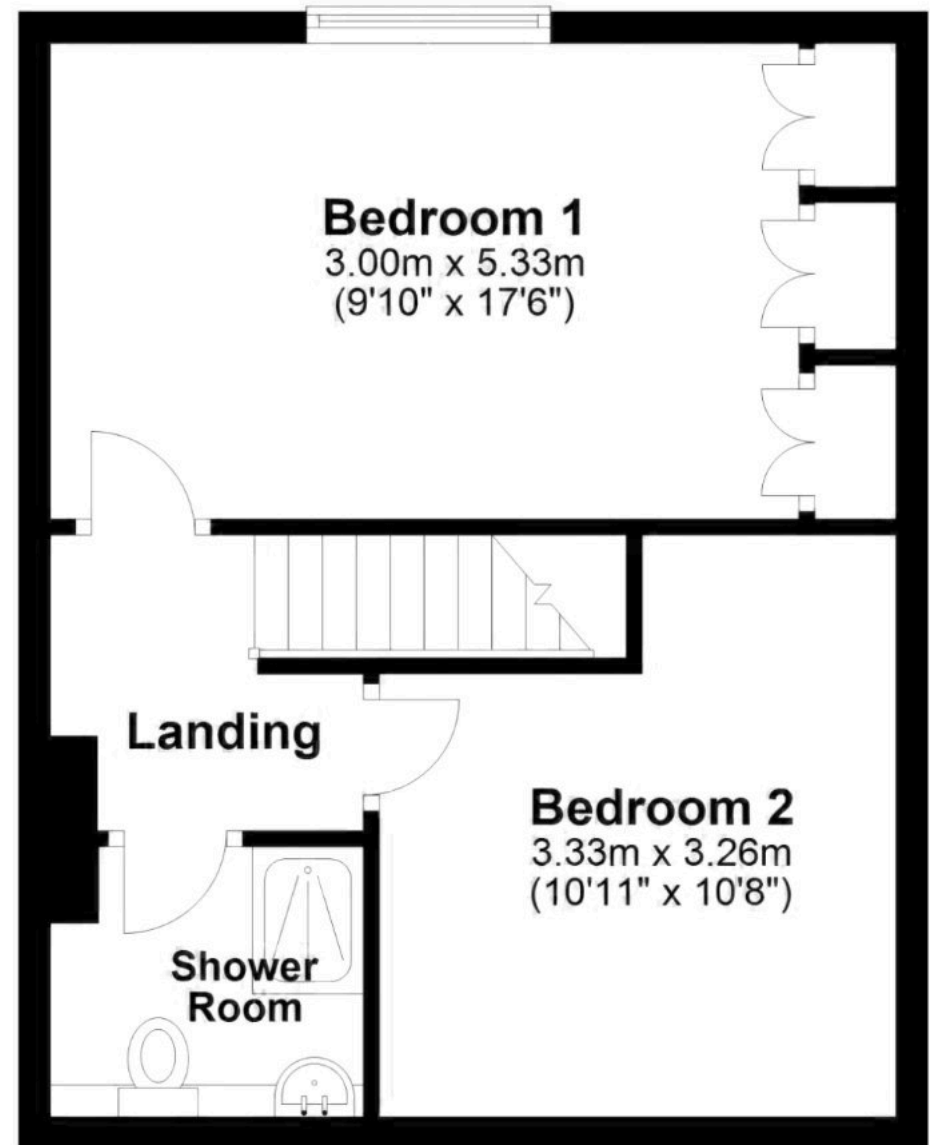
## Ground Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



## First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Total area: approx. 74.2 sq. metres (798.3 sq. feet)



## First Floor

Bedroom one is a double room with three built-in wardrobes and a dressing table with ornate fireplace. Window overlooking the rear garden.

Bedroom two is a good size with a window overlooking the front aspect.

Shower room comprising large corner shower, handbasin, WC, heated towel radiator and a window.





## To the outside

From the living room, a door to a good size courtyard garden with decking and gravel facing in a southerly direction with shrub borders, ideal space for outside seating and dining.





## Services and Tenure

It is understood all mains services are connected.

Gas central heating, UPVC double glazing.

Furniture is available by separate negotiation being the majority of the items within the property for the ease of creating an instant “turn key” holiday home.

Council tax band:D

EPC: D

Freehold

Property size approx. 798.3 Sqft

Floor plans not to scale.



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## Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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