



Boone Hill House Mount Boone Hill, Dartmouth, Devon  
TQ6 9NZ

A newly constructed and beautifully positioned, four double bedroom detached home, in the heart of Dartmouth. EPC Band: C. Pet by negotiation. Tenant Fees Apply.

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles



- Four Double Bedrooms
- Spacious Reception Room With A Further Snug Sitting Room
- Integral Garage
- Idyllic Views Over Dartmouth & The River Dart
- Landscaped Rear Garden
- Pets By Negotiation (Terms Apply)
- 12 Months Plus
- Deposit: £3,461.00
- Council Tax Band: TBC
- Tenant Fees Apply

£3,000 Per Calendar Month

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## SITUATION

Dartmouth is not your average coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants, galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

## ACCOMMODATION

Newly constructed, Boone Hill House is a beautifully designed, contemporary family home of the highest quality. On entrance to the house, the impressive proportions and abundance of natural light is immediately noticeable, and the house has been cleverly designed to take advantage of the magnificent views over Dartmouth and the River Dart.

Off the generous entrance hallway are four double bedrooms, all which are finished to a high-quality. Three of the bedrooms are of particular note, with floor to ceiling sliding doors

benefiting from electric blinds, giving access to the rear garden and providing idyllic views over the River Dart. Two of the bedrooms have beautifully designed en-suite shower rooms, there is an additional family bathroom benefitting from a stand-alone bath and separate shower, all finished to the same exacting standard. The integral garage with a remote roller door is also accessed via the entrance hallway.

Oak stairs ascend to the first floor to a stunning open plan kitchen and reception room, with three floor to ceiling sliding doors, benefiting from electric blinds and leading to a composite decked terrace with panoramic views over the garden and River Dart. This creates a seamless link between inside and outside, ideal for entertaining. The kitchen has a large central island with a breakfast bar and is fitted with the latest appliances including a dual oven, five point induction hob, dishwasher, a full size refrigerator and a full size freezer. Off the kitchen is a snug sitting room, ideal for those who need to work from home or would like to create a separate entertaining space. A further W.C and a spacious utility room with ample built-in storage, plumbing and space for a washing machine and a tumble dryer, completes the accommodation.

## OUTSIDE

A newly laid tarmac driveway provides off street parking,



access to Boone Hill House and the integral garage. The rear garden has been thoughtfully landscaped to maximise the idyllic views and create a superb area for outdoor entertaining. Composite decking spans the rear width of the property and is ideal for barbeques or al fresco dining and beyond this, a terraced garden with a chipped path creates a very flexible, but low maintenance space.

## SERVICES

Mains electricity, water and drainage. Council Tax Band; TBC.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished RENT: £3,000.00 pcm exclusive of all charges. DEPOSIT: £3,461.00 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.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. 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).

## 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.





**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.



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