



**47 Clarence Street**  
Dartmouth  
£875 Per month

**Freeborns**  
ESTATE AGENTS

A two bedroom cottage located a short distance from Dartmouth town centre.



# 47 Clarence Street, Dartmouth, TQ6 9NW

**THE ACCOMMODATION COMPRISSES:**  
(ALL MEASUREMENTS APPROX)

## ENTRANCE HALL

Storage shelves, coat hooks, cupboard housing the electric meter and fuse box.

## KITCHEN

Grey shaker style base and eye level units with granite effect worktop, stainless steel sink and drainer with mixer tap, integrated electric oven and hob with extractor over, free standing fridge freezer drawer, wall mounted gas boiler providing hot water and central heating, window to front.

## LOUNGE

Storage cupboard, shelving, radiator, 3 windows.

## BATHROOM

P shaped bath with mixer shower and glass screen, low level WC, pedestal wash hand basin. Extractor fan, chrome ladder style heated towel rail.

Stairs lead from the hallway down to;

## GROUND FLOOR

### LOWER LANDING

Radiator.

### BEDROOM ONE

Built-in wardrobes and storage cupboard, radiator, window and French doors to patio.

### EN-SUITE WC

Low level WC, wash hand basin.

### BEDROOM TWO

Radiator, two windows.

### PATIO

Enclosed patio with AstroTurf.

## COUNCIL TAX BAND: BUSINESS RATES

## LOCAL AUTHORITY

South Hams District Council

## EPC: D

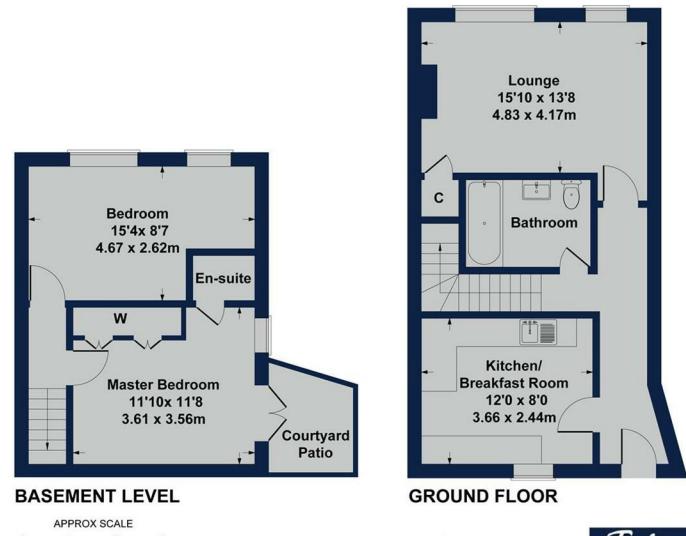
**SERVICE CHARGE**  
payable quarterly approx

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## 47 Clarence Street

Approximate Gross Internal Area  
829 sq ft - 77 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2026

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