



**Melrose Cottage Church Street**  
Kingsbridge  
£900

*Freeborns*  
ESTATE AGENTS

A well presented 2 bedroom cottage located only a couple of minutes from Kingsbridge Town Centre. The property has the considerable benefit of a gas fired combination boiler providing domestic hot water and central heating, double glazing, modern kitchen and bathroom and parking for two vehicles.

AVAILABLE AUGUST 1st 2024



# Melrose Cottage Church Street, Kingsbridge, Devon, TQ7 1BY

## DIRECTIONS

By car from Kingsbridge town centre, proceed up Fore Street at the top of Fore Street turn right into Duncombe Street, continue down the hill and head straight into Waterloo Road at the top of Waterloo Road take a sharp right into Church Street the property will be found a short distance on the right hand side.

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

## FRONT DOOR LEADS TO

### ENTRANCE HALL

Tiled floor, radiator, ceiling spotlights, timber double glazed window to front.

### LOUNGE 18'0" X 17'0" (5.5M X 5.2M)

Multiple TV and phone points, large understairs storage cupboard, 2 x radiators, ceiling spotlights, timber double glazed window to rear.

### KITCHEN 13'1" M X 6'2" M MAXIMUM (3.99M M X 1.88M M MAXIMUM)

A range of shaker style cupboards and base units with granite affect worktop, integrated oven with hob and extractor over, 1½ stainless steel sink and drainer with mixer tap, space for fridge freezer, space and plumbing for dishwasher, cupboard housing the Worcester combination gas boiler providing domestic hot water and central heating, tiled floor, access to loft storage, ceiling spotlights, timber double glazed window to front.

### UTILITY ROOM

Sink, power and plumbing for washing machine, radiator, ceiling light, Velux window.

## STAIRS RISE TO

### LANDING

Pitched ceiling with exposed timber beams, timber double glazed window to rear.

### BEDROOM 1 11'1" M X 8'2" M MAXIMUM (3.38M M X 2.49M M MAXIMUM)

Large built in wardrobes and bedside tables, pitched ceiling with exposed timber beams, TV point, 2 x ceiling lights, timber double glazed window to front, Velux window.

### BEDROOM 2 11'1" M X 7'6" M MAXIMUM (3.4 M X 2.3 M MAXIMUM)

Pitched ceiling with exposed timber beams, TV point, built in storage cupboards, ceiling spot lights, radiator, timber double glazed window to front.

### BATHROOM

3 piece suite comprising, low level WC, pedestal wash hand basin, paneled bath with mains pressure shower over, large chrome heated towel rail, travertine effect tiles, chrome wall lights, obscured timber double glazed window, Velux window.

## OUTSIDE

To the front of the property there is parking for two vehicles along with room for bin storage.

## COUNCIL TAX BAND B

Amount payable approximately £1845 annum.

## EPC RATING: C

## CONSUMER PROTECTION FROM UNFAIR TRADING

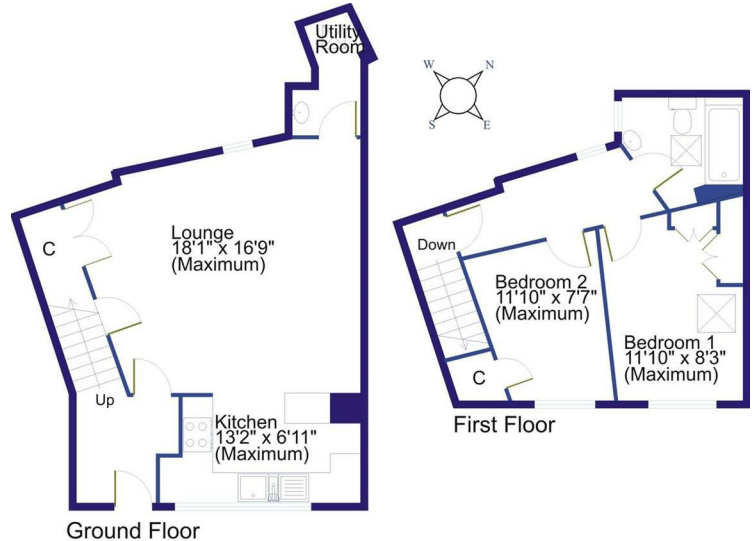
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards 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.

## PLEASE NOTE

NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

In accordance with section 21 of the Estate Agents Act 1979 we declare that there is a personal interest in the rental of this property. The property is owned by the owner of the company.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor Business Etc Ltd  
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