



Champernowne Cottage

Kingsbridge
£1,950 Per month

Freeborns
ESTATE AGENTS

A modern fully furnished 3 storey 4 bedroom house set within the Courtlands Estate approximately 3 miles from Kingsbridge. This property benefits from ample parking, private terrace and the estate's communal gardens.



Champernowne Cottage Kingsbridge, Devon, TQ7 4BN

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

GROUND FLOOR

HALLWAY

Part tiled part wood flooring, radiator, uPVC window and front door.

LOUNGE / DINING ROOM

Wood floor, decorative fire place, radiator, uPVC windows and patio doors to front.

KITCHEN / BREAKFAST ROOM

Shaker style base and eye level units with granite effect worktops over, range style electric oven, 1 1/2 x stainless steel sink and drainer, dishwasher, washing machine, wood flooring, tiled splashbacks, extractor fan, free standing American style fridge freezer, radiator, uPVC window to rear.

Stairs rise to:-

1ST FLOOR

HALLWAY

Radiator.

CLOAKROOM / WC

Low level WC, wash hand basin with cupboard under, extractor fan.

BEDROOM 3

Double bedroom with radiator and uPVC window to front.

BEDROOM 2

Triple bedroom with 3 single beds, radiator and uPVC window to side.

BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, corner shower, part tiled part wood floor, radiator, extractor fan.

Stairs rise to:-

2ND FLOOR

HALLWAY

Seating area, part wood part carpeted floor.

BEDROOM 4

A twin bedroom with Velux roof window.

BEDROOM 1

A double bedroom with wood flooring, radiator and Velux roof window.

BATHROOM

Panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled part wooden floor, radiator, Velux roof window.

OUTSIDE

To the front of the property is a communal parking area with ample parking as well as a gravelled patio area for the private use of the tenants. The estate's communal grounds are also accessible.

SERVICES

Mains water connected, private drainage included within the rent.

Wifi is also included within the rent.

Electricity on meter is payable to the owner (meter read available).

COUNCIL TAX BAND: D

Amount payable approx £2372.72.

EPC RATING

Awaiting EPC

PLEASE NOTE

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.

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.

Champernowne Cottage, Courtlands Manor, Kingsbridge, Devon TQ7 4BN

Approximate Gross Internal Area
1561 sq ft - 145 sq m



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