



Tonkins Cottage
Kingsbridge
£1,400 Per month

Freeborns
ESTATE AGENTS

A modern fully furnished 3 storey 3 bedroom end terraced 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.



Tonkins Cottage Kingsbridge, Devon, TQ7 4BN

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

GROUND FLOOR

ENTRANCE HALL

Tiled floor, understairs utility area with washing machine.

LOUNGE / DINING ROOM

Tiled floor, radiator, uPVC window to front and rear.

Open into:-

KITCHEN

Shaker style base units with granite effect worktop, stainless steel sink and drainer with mixer tap, electric oven and hob with extractor over, dishwasher, freestanding fridge freezer.

Stairs rise from the Entrance Hall to:-

1ST FLOOR

LANDING

Wood flooring, radiator, uPVC window to front.

BATHROOM

Wood flooring, 3 piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Radiator, extractor fan, obscured uPVC window to rear.

BEDROOM 3

Wood flooring, radiator, uPVC window to rear.

BEDROOM 2

Wood flooring, radiator, uPVC window to front.

Stairs rise from the Landing to:-

2ND FLOOR

LANDING

uPVC window to side.

BEDROOM 1

Wood floors, radiator, Velux roof window, airing cupboard.

EN SUITE

Corner shower cubicle, low level WC, pedestal wash hand basin, wood floor, part tiled walls, radiator, extractor fan, 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: D

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.

Tonkins Cottage, Courtlands Manor, Kingsbridge TQ74BN

Approximate Gross Internal Area
872 sq ft - 81 sq m



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

Freeborns
ESTATE AGENTS

