

TO LET

Belle Vue, Kingsbridge

£1,000pcm



A recently refurbished 3 bedroom character cottage in the heart of Kingsbridge. The property benefits from 3 bedrooms, two reception rooms, brand new kitchen and bathroom, and private rear courtyard garden with roof terrace.

Fully refurbished 3 bedroom property in the heart of Kingsbridge with efficient electric heating, UPVC double glazing, courtyard garden and a secret garden terrace. You enter the house into the entrance hall, with new slate flooring. From here there is a door into the living room with Victorian feature cast iron fireplace (decorative only), with recently laid carpet and a handy built in cupboard. A step up takes you into a second reception area which can be used as a dining area or office space.

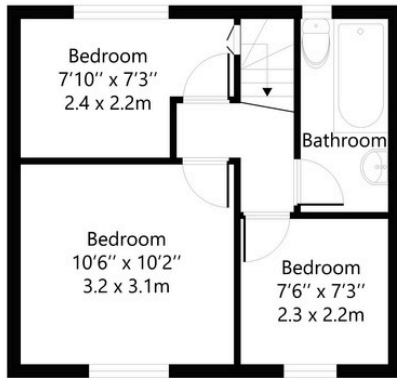


The kitchen was a new installation last year with a range of wall and floor mounted units with workspace above inset sink and drainer. There is space and plumbing for dishwasher and washing machine, and space for a fridge freezer. Integrated appliances include integrated oven, hob, and extractor above. UPVC window and rear door give access to rear garden.

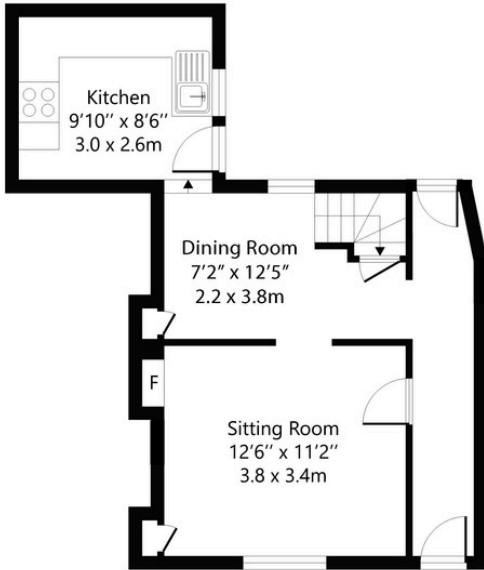
Upstairs you will find 2 double bedrooms and a single bedroom all fully refurbished with new carpet. The bathroom is a brand-new installation with white suite comprising bath with mixer tap and shower attachment, handwash basin and pedestal, and WC.

Outside is a small enclosed courtyard with steps leading up to an upper terrace with a sunny aspect, which would make the perfect spot to enjoy an alfresco dinner.

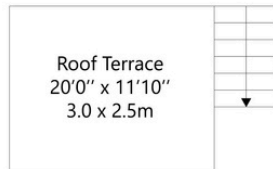




FIRST FLOOR



GROUND FLOOR



2 BELL VUE ROAD
Total area 70 Sq.m (753Sq.ft) Approx.
(Excluding Outbuildings)

- Newly refurbished
- Three bedrooms
- Two reception rooms
- One bathroom
- Available from January
- New kitchen and bathroom
- Courtyard garden
- Town centre location
- EPC E
- Council Tax Band C
- Services: mains water, sewerage and electricity

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	