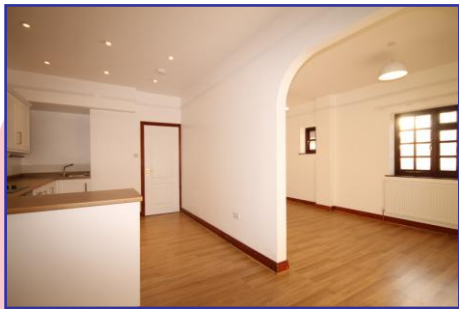


# Malborough, Kingsbridge, Devon, TQ7 3SE



Ref: 73028

Salcombe 2.5 miles, Kingsbridge 3.5 miles, A38 Devon Expressway 13 miles

A well presented 2 bedroom, both en-suite, ground floor apartment with parking located in the heart of the village. Restrictions: No housing benefit, smokers or pets. Energy rating D. Fees apply

**£600 PCM**

Contact Lettings 01548 855599

# Malborough, Kingsbridge, Devon, TQ7 3SE

Malborough is a popular village with the benefit of a small supermarket/filling station, two pubs, a church and a primary school. It lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches. At the head of the estuary Kingsbridge provides a comprehensive range of shops and other facilities.

**The ACCOMMODATION comprises:-**  
Obscure glazed door opening into:-

## ENTRANCE HALL

Wood effect laminate flooring. Door to built in utility cupboard with space and plumbing for washing machine, shelf above. Door to:-

## SITTING ROOM

Two windows to front aspect. Wood effect laminate flooring. Picture rail. Attractive archway to kitchen/dining room.

## KITCHEN

A beautifully finished kitchen with a range of floor based cupboards and drawers, wall units. Stainless steel sink, drainer, mixer taps set within roll edge wood effect worksurface, matching upstand, tiled splashback. Integrated electric cooker and hob, glass splashback with extractor hood and light above. Fridge. Further window to rear aspect. Picture rail. Recess ceiling downlighters. Wood effect laminate flooring.

## BEDROOM 1

A lovely double bedroom. Window to rear aspect. Picture rail. Door to:-

## EN-SUITE BATHROOM

White suite comprising bath with mixer taps with shower attachment, shower rail and curtain, bath shower screen. Pedestal wash hand basin with mixer taps. WC. Part tiled walls. Electric shaver point. Window to rear. Electric extractor fan. Picture rail. Adjoining door to bedroom 2.

## BEDROOM 2

Another double bedroom. Window to front aspect. Picture rail. Built in cupboard to one corner which houses the gas fired boiler that provides the hot water and central heating, slatted shelving. Door to:-

## EN-SUITE SHOWER ROOM

Fully tiled corner shower cubicle, fitted with a thermostatically controlled shower. Pedestal wash hand basin, wall mounted mirror, fluorescent strip light shaver point. WC. Part tiled walls. Electric extractor fan. Picture rail. Obscure glazed window.

## OUTSIDE

Tiled canopy over the front door. Outside courtesy lighting. Parking for one car.

## SERVICES

Mains water, drainage, gas and electricity. Gas fired boiler providing central heating and hot water.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Rd, Totnes, Devon TQ9 5NE. Tel. 01803 861 234

## POST CODE

TQ7 3SE

## VIEWING

Strictly by appointment with the agent, Marchand Petit Lettings. Tel. 01548 855599.

## ADMIN FEES

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half months rent. Check out fee: £90. Pets - if the landlord gives permission for pets to be kept at the property, an additional deposit from £250, will be requested according to the requirements of the landlord and the number and size of the pets being kept at the property. Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation to be provided, an administration charge of £60 will apply.



## IMPORTANT NOTICE

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