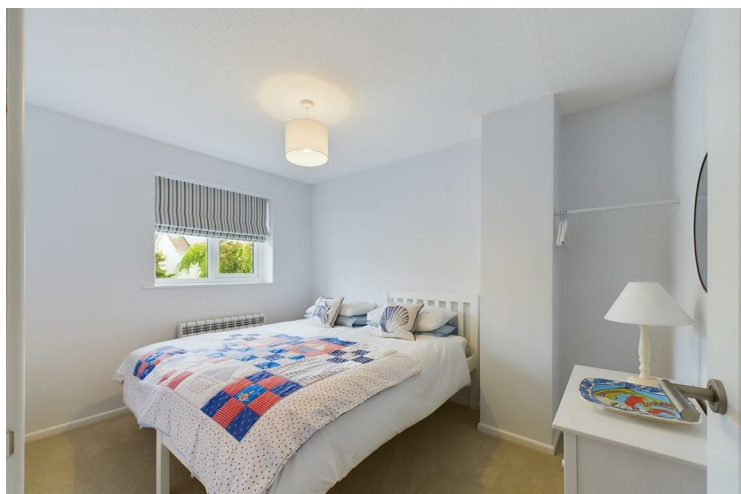




14 LONGBROOK KINGSBRIDGE

£1,295 Per

This newly refurbished 3-bedroom semi-detached house with garage, parking and beautifully landscaped gardens, offers a blend of contemporary living and classic charm. Impeccably presented throughout, this home is perfect for tenants seeking comfort and style in a tranquil setting. EPC E



Full Description

Nestled in a sought-after popular village of Chillington, this newly refurbished 3-bedroom semi-detached house offers a blend of contemporary living and classic charm. Impeccably presented throughout, this home is perfect for tenants seeking comfort and style in a tranquil setting.

The entrance hallway warmly welcomes you into this family home, featuring a convenient cloaks area on one side and stairs ascending to the first floor. Opening into the spacious sitting room, you'll find a delightful bay window that fills the room with natural light. A central woodburner stands as the focal point, adding warmth and character while creating a cosy atmosphere. Additionally, a door opens to:-

A recently refitted kitchen and chef's delight featuring integrated dishwasher and an eye-level double oven. Space is provided for a washing machine, and there's room for a dining table, ideal for family meals and entertaining. The ground floor is adorned with vinyl plank flooring, offering durability and easy maintenance.

French doors lead out to the rear landscaped garden with multiple seating areas and grass area bordered by plants. It's a perfect retreat for relaxation and outdoor dining.

Upstairs, the modern bathroom features a shower bath with a thermostatic shower and a glass shower screen, complemented by a pedestal wash hand basin, WC, and a heated towel rail. Vinyl plank flooring

There are two generously sized double bedrooms and a large single bedroom, each offering comfortable accommodation.

A garage provides eaves storage for boating equipment and

offers pedestrian access to the rear garden.

The driveway provides parking for 2+ cars, ensuring convenience for tenants and their guests.

This beautifully presented home offers a rare opportunity to enjoy modern comforts in a peaceful residential setting. With its convenient location and superb amenities, it's an ideal choice for discerning tenants looking to settle into a stylish and welcoming environment.

Located in the pretty South Hams village of Chillington, a short distance from the spectacular coastline of Torcross and Slapton Ley Nature Reserve, which lies south of the estuary town of Kingsbridge. Chillington itself offers a thriving community feel with an award winning Village Inn, post office with shop and a health centre with pharmacy. The nearby villages of Stokenham and West Charleton offer excellent primary schooling too.

Nearby, Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community. Kingsbridge Academy is one of the highest rated in the UK. There are regular sporting activities as well as markets and social events. With boat moorings along the estuary and quay, regular public transport and road links to nearby Dartmouth, Salcombe and surrounding villages. The area has an abundance of beaches, coves and country and coastal walks. The market town of Totnes is 13



miles away and offers the main line rail link providing a direct link to London Paddington in approx. 3 hours.

Long let preferred.

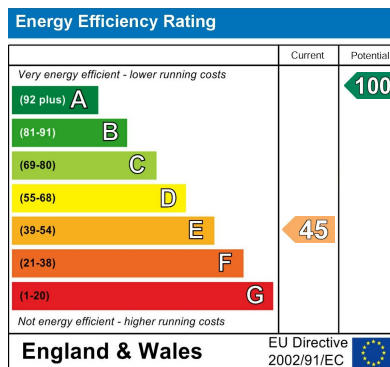
Services - Mains water, drainage with electric heating. Council Tax Band C

Local Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Letting - The property is available to rent on an Assured Shorthold Tenancy. Rent £1150.00 per calendar month. If pets are considered the rent will be £1175.00. Deposit £1326.92 All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required. Viewings strictly by appointment with Charles Head.

Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





EPC Rating: E Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kingsbridge Lettings
113 Fore Street
Kingsbridge
Devon
UK
TQ7 1BG

01548 852352
lettings@charleshead.co.uk

CHI
CHARLES HEAD
EST. 1902
EXPERTS IN PROPERTY