



42 CHURCH STREET KINGSBRIDGE

£850 Per

A well presented three storey two bedroom character cottage with a small detached garden. The property is conveniently situated within walking distance to all the local amenities that Kingsbridge offers including shops, quay and slipways at the head of the estuary. EPC - D.



Full Description

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The property is accessed via part obscure glazed stable door to the Sitting Room. Feature fireplace (currently not used) with pine mantle and cast insert with stone hearth, with shelving in recess to side, radiator. Window to front, ceiling beams, open stairs to

Landing Built in cupboard, walkway to Kitchen. A well presented kitchen with a range of wall and base units, stainless steel sink and drainer set in wood effect roll edge work surfaces with tiled splash backs. Integrated electric oven with gas hob with extractor hood and light over. Spaces for washing machine and fridge, wood effect laminate floor, two Velux style windows, window to side, part glazed stable door opening to rear from where steps lead to garden.

Bathroom suite comprising bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, wood effect laminate floor, obscure glazed window.

Inner Landing From main landing door leads to the inner landing with stairs to second floor.

Bedroom 1 - Double bedroom with sash window providing views across the town, radiator.

Second Floor

Bedroom 2. Attic bedroom with vaulted ceiling, exposed roof timbers, two Velux style windows giving views across Kingsbridge, under eaves storage space, gas fired boiler supplying domestic hot water and central heating.

Garden Shared pathway and steps lead up to a decked seating

area providing a lovely sitting area, ideal for barbeques and al fresco dining, and from where views across Kingsbridge and the countryside beyond can be enjoyed. Further steps lead up to a lawned area bordered by walls and fencing with shed. Side access to the property and garden can be gained from Church Street.

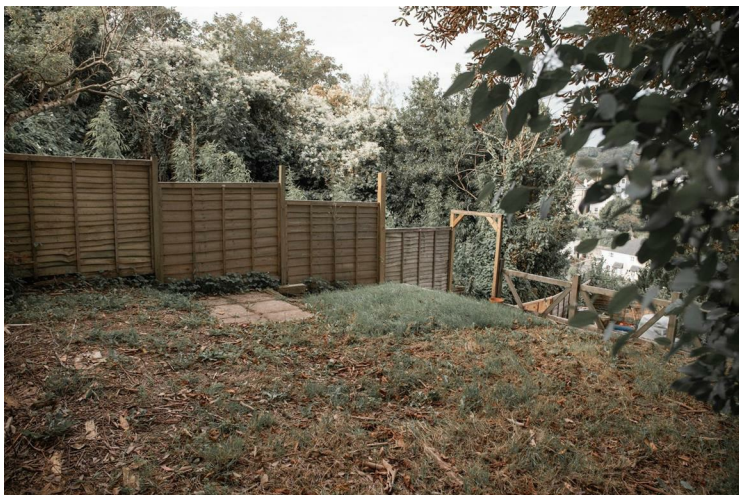
Long let preferred.

Services - Mains water, drainage, gas and electric with gas fired boiler providing central heating and hot water. Council Tax Band A.

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 £825.00 per calendar month. If pets are considered the rent will be £850.00. Deposit £951.92 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.







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

EPC Rating: **Council Tax Band: A**

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

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