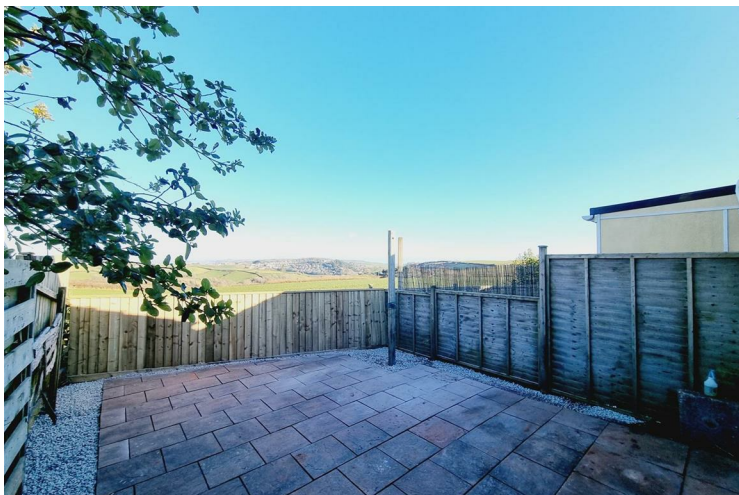




24 CUMBER CLOSE KINGSBRIDGE

£825 Per

Recently refurbished and surprisingly spacious mid terrace 2 bedroom bungalow affording country views towards Salcombe and the sea. Open plan Kitchen/ Living area, 2 Bedrooms, Bathroom. Paved enclosed rear garden. On road parking. Energy rating E



Full Description

The property is situated in one of the quieter parts of this popular residential development and overlooks the green. The accommodation briefly comprises an open plan living area/kitchen, two bedrooms and bathroom. There is a level lawn at the front and a paved garden with rural views at the rear. There is also on road parking nearby. The property has wall mounted electric heating.

Part glazed UPVC door opening to the open plan living/ kitchen area.

The sitting room area has a large window overlooking the front garden providing a bright and airy space.

The kitchen is fitted with a range of wall and floor based units and drawers, 1 ¼ bowl sink and drainer, mixer tap over. Electric built in oven, electric hob over, Extractor hood, tiled splashback. Space and plumbing for washing machine, integrated fridge and freezer. Skylight window.

Bedroom 2. A double bedroom with window to the rear. Built in storage cupboard.

Bedroom 1. A single bedroom with door opening to the rear garden. Built in storage cupboard.

Bathroom. Comprising bath with thermostatic shower over. WC. Wash hand wash basin. Mirror and light over. Tiled walls. Heated towel rail. Sky light window.

Outside:

To the front of the property is a good sized lawn area with planted border. To the rear of the property is a fully enclosed and paved area with rural views and sea glimpses to the rear.

A 2 bedroomed terraced bungalow situated within the heart of Malborough village. Local amenities include; a small supermarket/filling station, two inns, a church and a primary

school. The property lies just inland from the beautiful coastline where the spectacular cliffs, coves and the beaches of Hope Cove can be enjoyed. The waterside town and holiday destination of Salcombe, renowned for its stunning estuary, sandy beaches and sailing lies within about 3 miles whilst the market and estuary town of Kingsbridge, approximately 3 miles to the north, provides a more comprehensive range of shops, schools, supermarkets and recreational facilities.

Should the landlord consent to a pet a £25.00 pcm pet premium will be due.

Services - Mains water, drainage and electric with electric heating.

Council Tax Band B.

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.

Tenant Protection - Charles Head Estate Agents are a member of The Property Redress Scheme, Propertymark Client Money Protection Scheme and The Property Ombudsman.

IMPORTANT NOTICE: The information provided is for general guidance purposes and is issued in good faith to offer an overview of the property. These details do not form part of any offer or contract. 1. Descriptions, measurements, and other details are not guaranteed to be accurate and should not be relied upon as factual statements. Tenants must independently verify all information and satisfy themselves. Measurements are approximate and may require confirmation. 2. The condition of the property and its services has not been checked, and no warranties or assurances can be provided by Charles Head or their representatives 3. Photographs included in the listing are for illustrative purposes only and may not depict all parts of the property or its current state. Items shown are not necessarily included in the sale or tenancy unless expressly stated 4. Any mention of modifications, planning permissions, or potential uses of the property does not imply that necessary permissions have been obtained. Interested parties should conduct their own investigations 5. Property descriptions are subjective and reflect opinions intended to give a general impression rather than detailed or definitive statements. For any aspects of particular importance, clarification should be sought before arranging a viewing. Prospective buyers or tenants are strongly advised to confirm availability and book an appointment to view the property before traveling.



Ground Floor

Approx. 54.5 sq. metres (587.1 sq. feet)



Total area: approx. 54.5 sq. metres (587.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E Council Tax Band: B

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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