

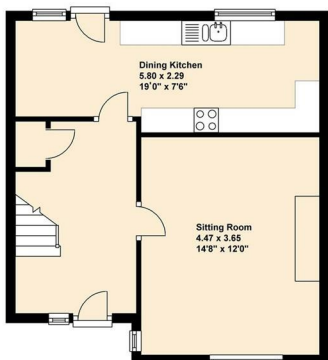


2 GREENBANKS LOWER BATSON DEVON

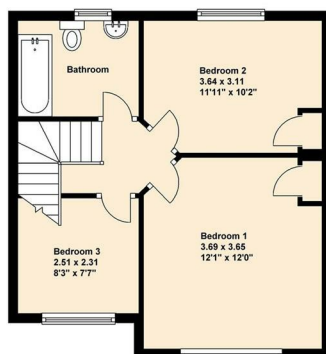
£1,125 Per

Welcome to this mid-terrace house, offering stunning views over Batson Creek. This spacious three-bedroom house is perfect for those seeking a combination of modern comforts and estuary views.

Ground Floor



First Floor



Full Description

Welcome to this mid-terrace house, offering stunning views over Batson Creek. This spacious three-bedroom house is perfect for those seeking a combination of modern comforts and estuary views.

The well-configured living accommodation is arranged over two levels, featuring uPVC windows and doors and electric heating.

As you arrive, a flight of steps leads from the designated parking space to the front door.

Step inside to the entrance hall, which opens into a cosy sitting room boasting fabulous views of the creek and surrounding countryside.

This spacious kitchen and dining room provide an excellent space for entertaining, with double doors that lead to the rear garden and store. This setup ensures an indoor-outdoor living experience.

Upstairs, you will find two double bedrooms and a single bedroom, offering flexibility for family living or home office space.

The bathroom includes a bath with a shower over it, providing convenience for all.

The property enjoys delightful countryside and creek views from the front rooms and gardens, with distant estuary vistas adding to its charm. Gardens at both the front and rear offer peaceful retreats, while the parking space accommodates one small vehicle.

Council Tax Band: D

Local Authority: South Hams District Council

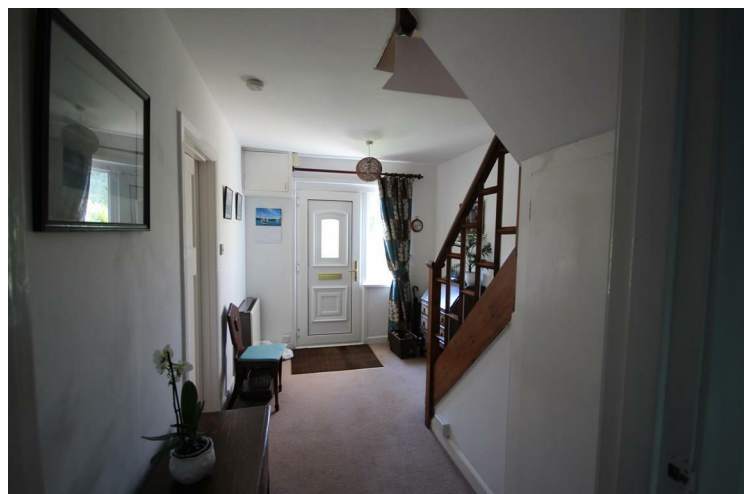
Services: Mains electricity, water and drainage. Electric heating.

Long let preferred.

Letting - The property is available to rent on an Assured Shorthold Tenancy. Rent £1125.00 per calendar month. If pets are considered the rent will be £1150.00. Deposit £1298.07 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.

Viewings: Very strictly by appointment only.







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: D**

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

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