



FLAT 2, HIGHER SIGDON FARM KINGSBRIDGE

£1,095 Per

This recently renovated 2 bedroom first-floor apartment offers a spacious retreat, boasting picturesque rural views and offers a pretty and sunny garden, 2 parking spaces and a garage.



Full Description

This recently renovated 2 bedroom first-floor apartment offers a spacious retreat, boasting picturesque rural views and offers a pretty and sunny garden, 2 parking spaces and a garage. EPC D

Upon entry, you're greeted by a good-sized entrance hall boasting a convenient cloaks cupboard and housing the hot water tank, ensuring efficiency and practicality.

Step into the heart of the home, a generously proportioned kitchen/breakfast room with a range of wall and floor mounted units, integrated electric oven, and ample space for essential appliances like a washing machine, dishwasher, and fridge freezer. Natural light floods the room through a window overlooking the private and sunlit garden to the rear, perfect for enjoying morning coffee amidst nature's tranquility.

Discover two spacious double bedrooms, each offering its own unique charm. One bedroom boasts dual aspect windows, flooding the space in natural light, while the other enjoys a south-facing window that bathes the room in sunlight. The spacious sitting room serves as an inviting gathering space, featuring two windows to the front, framing captivating rural views.

Indulge in luxury within the recently fitted bathroom, complete with bath, shower over, wash hand basin, WC, and a heated towel rail, promising relaxation after a long day.

The property is beautifully finished with Karndean flooring flowing seamlessly through the main areas, adding a touch of

elegance to every step.

Outside, a beautifully presented garden awaits, offering a serene escape with its lush lawn and charming planted borders.

Parking is a breeze with two allocated spaces and a garage, providing ample room for vehicles and storage. Embrace the tranquility of rural living without compromising on modern comforts in this idyllic countryside retreat.

Should the landlord consent to a pet, a £25.00 pcm pet premium will apply.

Services - Mains water, private drainage (a contribution of £100 per annum is required from the Tenant), mains electric with electric 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 £1095.00 per calendar month. Deposit £1263.46. Should a pet be allowed the rent will be £1120.00 pcm 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	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D 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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