



THE HUDDLE WISTARIA PLACE KINGSBRIDGE

£695 Per

A beautifully presented terraced cottage tucked along a quiet passageway from the main Fore Street in Kingsbridge. The property has been cleverly converted maximising space and storage, creating a quirky living/bedroom area.



Full Description

The front door enters into a kitchen/breakfast room with electric oven and induction hob. There is a utility area with space for washing machine and a storage cupboard under the stairs. A sliding door reveals a shower room with WC and sink unit.

A metal spiral staircase leads up into a light and bright living/bedroom area with wooden flooring, vaulted ceiling with two skylights and French doors opening to a Juliet balcony. The double bed pulls out from a raised floor area and there are two hatch storage areas within the floor.

The property benefits from a gated courtyard area with space for a bistro set and plants in pots. EPC E.

Services - Mains water, drainage and electric with electric heating. 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 £695.00 per calendar month. If pets are considered the rent will be £710.00. Deposit £801.92. 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.

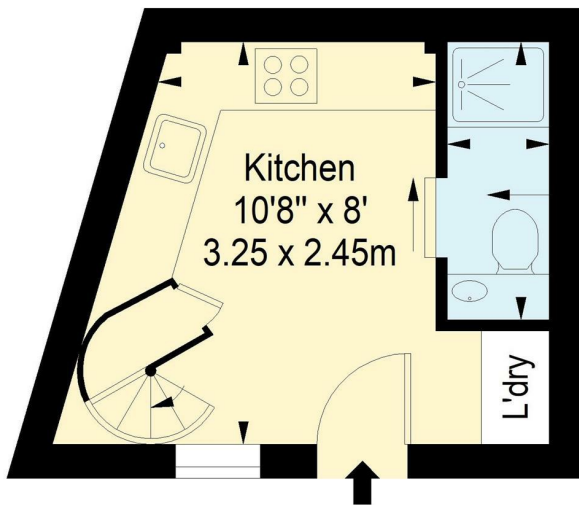
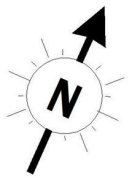
Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign 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.

IMPORTANT NOTICE: We would like to inform prospective renters that these rental particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. **ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.**

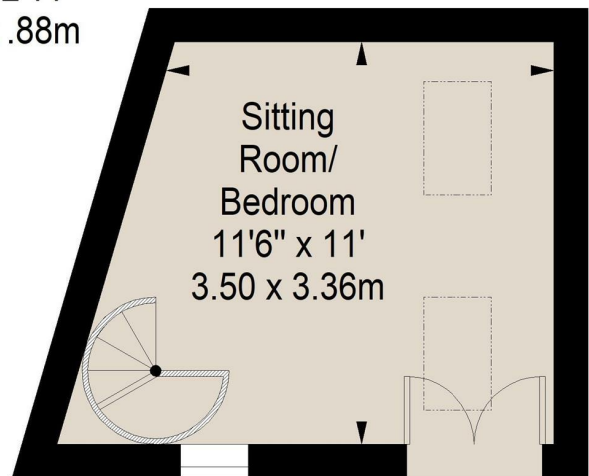






Ground Floor

Shower
Room
7'9" x 2'11"
2.37 x .88m



First Floor

Approx. Gross Internal Area
296 Sq Ft - 27.46 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(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: 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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