



FLAT A DUNCOMBE STREET KINGSBRIDGE

£850 Per

A light and airy spacious second floor flat situated in convenient location for all of the amenities of Kingsbridge and benefits from an undercover parking space.



• Undercover Parking Space • Town Location • Estuary view • 2 Bedrooms

Full Description

This well presented top-floor apartment offers two double bedrooms and spectacular views towards open countryside and the Salcombe Estuary.

Bright and airy throughout, the property has a wonderful sense of space and light. On reaching the top floor, a spacious hall leads to a generous size sitting and dining room.. The adjoining kitchen is fitted with a range of fitted units, a cooker, and space for further appliances.

Both bedrooms are good size double bedrooms, while the family bathroom is well presented. Additional highlights include a large storage cupboard and extensive eaves storage, offering plenty of room to tuck things away and keep the home tidy.

Externally, the property benefits from its own designated undercover parking space, a real advantage in such a central position.

Nestled within Duncombe Court, just moments from Fore Street, the apartment enjoys unrivalled access to Kingsbridge's bustling town centre, filled with independent shops, cafés, and restaurants. The Salcombe Estuary is within easy walking distance, and the beaches and coastal trails of Salcombe, Dartmouth, and Thurlestone are all nearby. With Totnes railway station also a short drive away, this property offers the perfect blend of convenience, charm, and access to the very best of the South Hams.

Council Tax Band: C

Should a pet be considered the rent will be increased by £25.00 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.

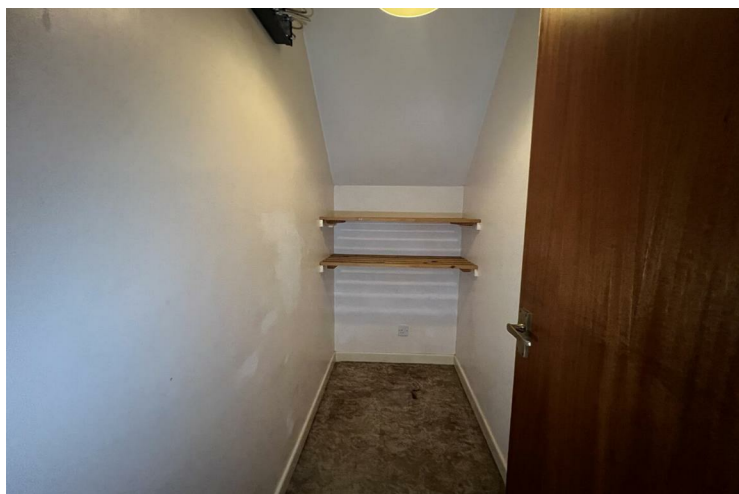
Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign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

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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: C Council Tax Band: C

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
Kinsbridge
Devon
UK
TQ7 1BG

01548 852352
lettings@charleshead.co.uk

CHI
CHARLES HEAD
EST. 1902
EXPERTS IN PROPERTY