



THE STABLES CHOLWELLS COURT KINGSBRIDGE

£1,500 Per

This beautifully presented three-bedroom mid-terrace barn conversion is set in a peaceful rural location, complete with a private garden and two allocated parking spaces. EPC C

The ground floor features an open-plan kitchen/dining room equipped with integrated appliances, granite countertops, and a range-style cooker, along with a utility room with space and plumbing for a washing machine and tumble dryer and opposite is a convenient downstairs cloakroom. Window overlooking the rear courtyard (not included in the rental)

The sitting room is bright and inviting with dual aspect windows and is centered around a wood burner within a feature hearth.

Upstairs, the property offers three generous double bedrooms, including a master with an en-suite shower with wash hand basin. In addition the family bathroom has a bath with shower over. The second and third bedrooms are spacious, with vaulted ceilings and ample natural light.

Outside, the enclosed garden is laid to lawn, complemented by a sunny patio area with views of the surrounding countryside. There are two storage sheds.

There are two allocated parking spaces plus visitor parking.

Available for a long-term let. EPC Rating: C.



- Wood burning stove • Under Floor Heating • Barn Conversion • Ample parking • South facing garden

Full Description

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Services - Mains water, private drainage (clearance fees apply) and electric with oil fired boiler providing central heating and hot water. Council Tax Band E

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 £1400.00 per calendar month. Should consent for a pet be permitted the rent will be £1425.00 pcm.

Deposit £1615.38 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		98
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: E

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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