



2 COOMBE MEADOWS KINGSBRIDGE

£1,100 Per

A detached bungalow in the popular village of Chillington. The property comprises of Entrance Hall, Kitchen, Lounge, 2 Double Bedrooms and Bathroom. The property benefits from a Garage, Parking, Front and Rear Gardens. Energy Rating Band A



- well presented accommodation. • Garage and parking • long term • Village Location • 2 Double Bedrooms

Full Description

A detached bungalow located in the popular village of Chillington. The property includes an entrance hall, kitchen, lounge, two double bedrooms and a shower room. Benefits include a garage, driveway parking, and front and rear gardens. Energy Rating: Band A.

The property has recently been improved to enhance its energy efficiency, with the installation of Quantum Dimplex heaters and solar panels, contributing to its excellent EPC rating.

The lounge enjoys views across the village and surrounding countryside, while the kitchen offers fitted units, a freestanding electric cooker and access to the rear garden and garage. Both bedrooms are doubles, with the main bedroom overlooking the countryside and the second featuring built-in storage. The shower room includes a cubicle, vanity unit and WC.

Outside, the front garden is mainly laid to lawn with planted borders. A side path leads to the rear garden, which is lawned and enclosed by hedging. The driveway provides parking for one vehicle and leads to a single garage with power and lighting.

Available for a long-term let, minimum 12 months preferred.

Services - Mains water and electric with electric heating and hot water. Solar Panels.

Council Tax Band C.

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. If pets are considered the rent will be increased by £25.00. 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	100+
(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: A 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

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