



3 TAVERNERS COTTAGES FORE STREET

£900 Per

Introducing this charming 2 bed, 2 bath cottage nestled in the heart of Aveton Gifford



- Character and charming features throughout
- Short drive to beaches including Bantham, Thurlestone and Hope Cove
- Short stroll to Creek - perfect for water enthusiasts

Full Description

Upon entry, you are greeted by a spacious hallway leading to a sunlit living area with lofty ceilings, accentuated by expansive sash windows that flood the space with natural light. A focal point electric fireplace adds warmth and character, while ample storage enhances functionality.

The adjoining kitchen/dining room features wall and floor cupboards and ample work top space. It's equipped to accommodate white goods and boasts the added convenience of a built-in electric oven and electric hob.

Ascending upstairs, the allure continues with a master bedroom boasting soaring ceilings and an en-suite shower room. A second double bedroom offers a bright and spacious room, while a family bathroom featuring a freestanding bath completes the upper level. Melding cottage allure with contemporary comforts, this home is thoughtfully designed.

Convenience is paramount, with ample parking available in the village. Situated along Fore Street, residents enjoy easy access to the village hall, a charming children's play park, picturesque countryside walks, and the local pub. For water enthusiasts, the nearby Creek beckons with opportunities for aquatic adventures, including paddling to Bantham Beach or traversing the tidal road to reach the Oyster Shack, a renowned fish restaurant.

Directions: From our office, continue up to the top of Fore Street and turn left onto Plymouth Road. Follow A379 until you reach the roundabout in Aveton Gifford. Take the 3rd exit and continue up Fore Street. As you approach the end take a right

turn into Bakers Hill. The property will be on your right.

Services: Main electricity, water, drainage.

Council Tax Band: B

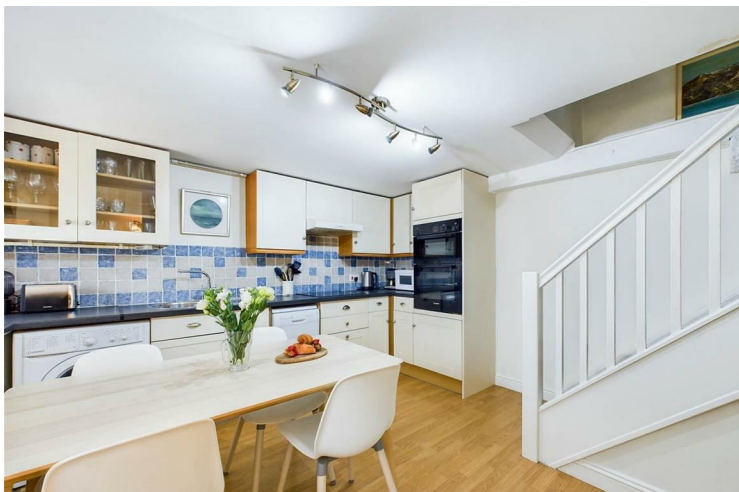
Local Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Letting - The property is available to rent on an Assured Shorthold Tenancy. Should consent for a pet be permitted it will be £25 in addition to the rental price. 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



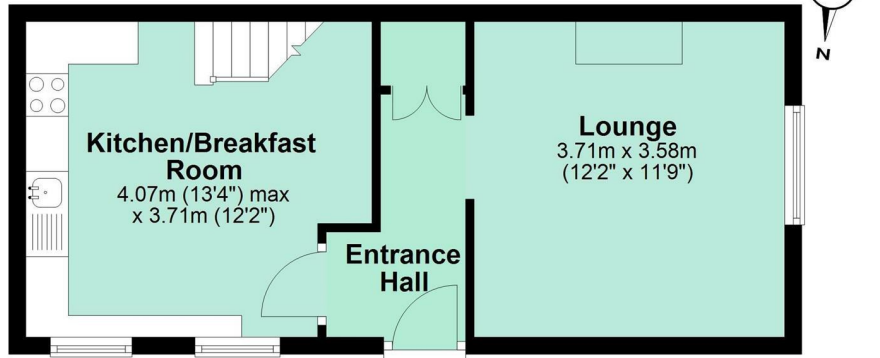
- 2 bedroom, 2 bathroom • Approx. 15 minutes to Devon Expressway (A38) • Local amenities within close proximity including post office, local pub, tennis courts and play park • Parking nearby

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



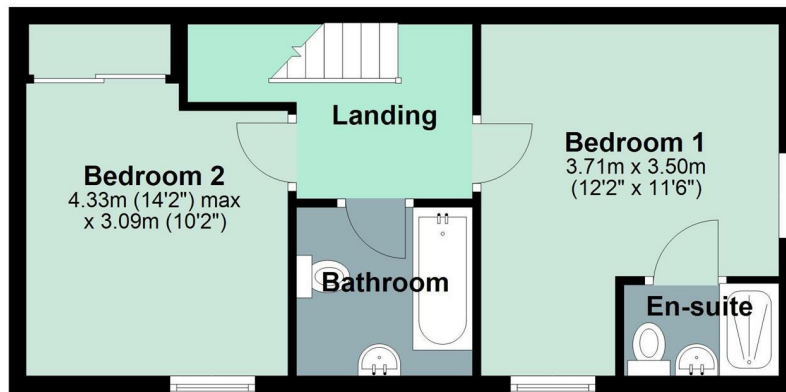
Ground Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



Total area: approx. 69.5 sq. metres (748.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	48	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E Council Tax Band: B

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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