



12 DUNCOMBE STREET KINGSBRIDGE

£1,100 Per

A 4 bedroom house situated over 3 floors. EPC E. Available early December



Full Description

A door opening into entrance hallway. Inner lobby door with kitchen off. A spacious kitchen with large partially obscure glazed window to front. A range of wall and floor based units. Built in double oven, electric hob with extractor hood over. Stainless steel sink, drainer with decorative feature stained glass window into entrance hallway. Worksurface with space and plumbing for dishwasher and washing machine. Wood effect hard vinyl flooring throughout the ground floor level. Decorative woodburner (not in use) set on a raised hearth. Storage cupboard. Steps up leading to glazed door opening to rear lobby, window to side. Door opening to rear access and space for refuse bins.

From the rear lobby door opening into bedroom 1, a spacious bedroom with window to side and en-suite shower room off with wash hand basin and WC.

First floor landing

Sitting room with window to front. Feature decorative fireplace (not in use). wall uplighters. Painted beams.

From the landing a few steps lead up to the family shower room comprising a shower cubicle with electric thermostatic shower. Wash hand basin. WC. Heated towel rail. Sky light window. Wood effect hard vinyl floor.

Bedroom 2 is a light and bright room with large window to side and a further velux window.

Second floor landing with storage cupboard, housing the hot water tank. Roof light giving plenty of light into the space.

Bedroom 3 is a generous double bedroom with window to the front.

Bedroom 4 a further generous double bedroom with window to the front.

Outside is a space for storage of refuse bins and rear access. The property has no garden, however Duncombe Park is a 2 minute walk away.

The property is heated via Night Storage Heating.

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 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		
(81-91) B		
(69-80) C		79
(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: 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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