



5 BERRY CLOSE SALCOMBE

£1,450 Per

A spacious 3 bedroom house with study, located in Salcombe with on street parking. EPC- C



- Charming courtyard garden • EPC rating: C • Well presented interior • Ideal Salcombe location • Close to local amenities • Restrictive Devon Covenant applies

Description

This well-presented property offers practical and flexible living accommodation. On the ground floor, the living room with built-in cupboards leads through to an open-plan kitchen and dining area, ideal for everyday living.

Upstairs, there are two double bedrooms and a study/office, plus a bathroom with a shower over the bath.

The third bedroom is located on the top floor and features a W/C and Velux windows, offering stunning country and far-reaching water views.

Please note that this property is subject to the Section 157 "Devon Rule". In line with this, the home can only be rented to individuals who have lived or worked in Devon for at least the three years immediately prior to the tenancy.

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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: 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

