



21 CHURCH CLOSE KINGSBRIDGE

£925 Per

A 2 bedroom property in the center of Kingsbridge with a parking space.



• Parking Space • Close to town centre • 2 Bedrooms • Sunny patio

Full Description

Located in a quiet residential area, is this well-presented home offering practical living space and modern conveniences.

Approaching the property is a small external storage cupboard by the front door.

The entrance hall leads directly into the kitchen. The kitchen is fully fitted with contemporary units and offers ample storage, as well as space under the counter for white goods. The design maximises functionality, making it a perfect space for cooking and everyday use.

The kitchen opens into a spacious living and dining area. This open-plan room is bright and airy, offering plenty of space for relaxation and entertaining. Additionally, there is useful under-stairs storage. A door from the living room leads out to a private courtyard garden.

Upstairs, you will find two well-proportioned double bedrooms. The first bedroom features a built-in cupboard for additional storage, while both rooms benefit from good natural light and ample space for furniture. The family bathroom, also on this floor, is equipped with a shower over the bath.

Further practical features include an airing cupboard on the first floor for additional storage. The property also comes with the added benefit of a designated parking space directly outside the property.

EPC- C

Council Tax Band- B

Services- Mains water, drainage and electric with gas central heating.

Letting - The property is available to rent on an Assured Shorthold Tenancy. If pets are considered the rent will be increased by £25.00 per month. 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: 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		
(69-80) C	73	88
(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: 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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