



6 WINSLADE COURT KINGSBRIDGE, TQ7 2PA

£1,295 PER MONTH

A beautifully presented 2 bed barn conversion set in a pretty rural location. The property comprises: Sitting/Dining Room with triple aspect windows, Well proportioned Kitchen with range cooker and appliances, downstairs WC. Spiral staircase to 2 Double Bedrooms and family Bathroom with separate shower enclosure. Outside is a well established Garden (garden maintenance included in the rent), Parking for 3+ cars and Garage with power, light and water. EPC - D

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- Rural Barn Conversion • Garage • Long term tenancy • Pets acceptable by negotiation • Well presented throughout

Full Description

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Frogmore is a popular village at the head of a very pretty creek, which leads into the Salcombe Estuary with public slip which allows direct access to the water and makes Salcombe reachable in around 20 minutes. There are excellent countryside and creekside walks. The village itself has a good community and is home to The Globe Inn. The village is conveniently close all the amenities that Kingsbridge has to offer and is within easy reach of the sailing towns of Dartmouth and Salcombe.

Door opening into entrance lobby. Door to downstairs WC. Door to kitchen fitted with a range of wall and floor based units. Large window overlooking the surrounding countryside and approach to the property. Electric range cooker with extractor over, slimline dishwasher, washing machine, upright fridge/freezer. Open archway to:-



Sitting/Dining room. A large, bright and airy room benefiting from triple aspect windows. French doors opening to rear patio and garden. Electric stove effect fire, set within decorative stone fireplace. Understairs cupboard. Spiral staircase rising to first floor.

First floor landing leading to 2 bedrooms and family bathroom. To the right the smaller bedroom of an unusual shape. Vaulted ceiling. Large window. Family bathroom comprising bath with mixer taps. Pedestal wash hand basin. WC. Separate shower cubicle. Towel rail. Velux window.

Master bedroom with vaulted ceiling, Juliette balcony with French doors overlooking the garden to the side. Storage cupboard.

The property has slate kitchen floor and solid wood flooring elsewhere.

Immediately outside the property is parking for 2 cars. Established tiered garden to the side and rear with planted borders and shrubs and mainly laid to lawn with decorative steps rising. Paved patio area.

The garage, at the end of a block of garages has electric power, light and water with additional parking outside. Oil tank adjacent.

The property is set within a small development of

similar barn conversions and has the benefit of oil fired central heating. There is a £60 per quarter contribution towards waste water removal, as the property is served by a septic tank.

Additionally is a communal lawn area and pond, which can be enjoyed by all the residents.

Please be advised that a pet premium of £25.00 pcm will be payable if the landlord consents to a pet.

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EPC Rating: D Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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