



FLAT D DUNCOMBE COURT DUNCOMBE STREET

£850 Per

Newly refreshed 1 bedroom apartment in the heart of Kingsbridge with undercover parking.



- Walking distance of all amenities
- Open plan kitchen/ living space
- Estuary glimpses
- Town centre location in the heart of Kingsbridge

Full Description

Flat D Duncombe Court, situated on the first floor and offers a convenient town location in Kingsbridge.

Door opening to a hallway leading to the living areas, featuring a convenient utility cupboard with shelving for storage and plumbing for a washing machine. Additionally, it includes a generously sized bedroom with built-in wardrobes, providing ample storage space. A bathroom, featuring a shower over the bath is located opposite the bedroom.

The highlight of the apartment is the open-plan kitchen, dining, and living area. This spacious area is bathed in plenty of natural light from the triple aspect windows, creating an airy ambience. From the large windows, a distant picturesque view of the Kingsbridge Estuary can be enjoyed, adding a touch of serenity to everyday life.

The galley-style kitchen is equipped with space for white goods. The kitchen also houses the boiler.

An added benefit of the property is its under-cover parking, offering convenience and security for residents.

Additionally, its central location within walking distance to the high street makes it an ideal choice for those seeking urban convenience and amenities.

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating.

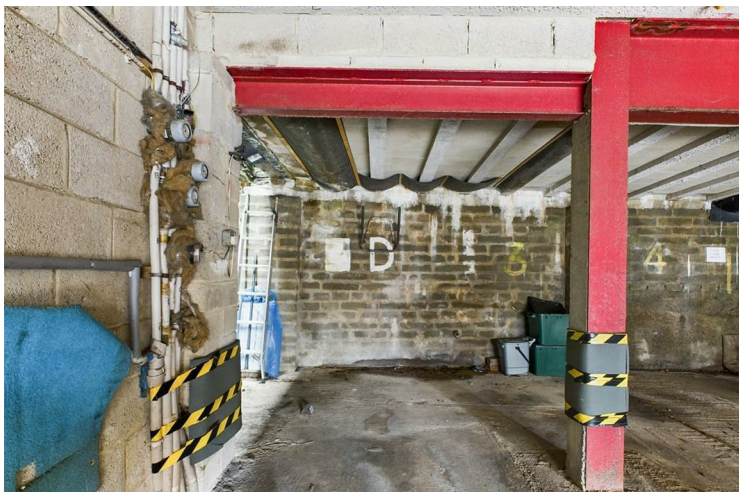
Directions: From our office in Kingsbridge turn down the one way system onto Duncombe Street. The property will be on your left.

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.



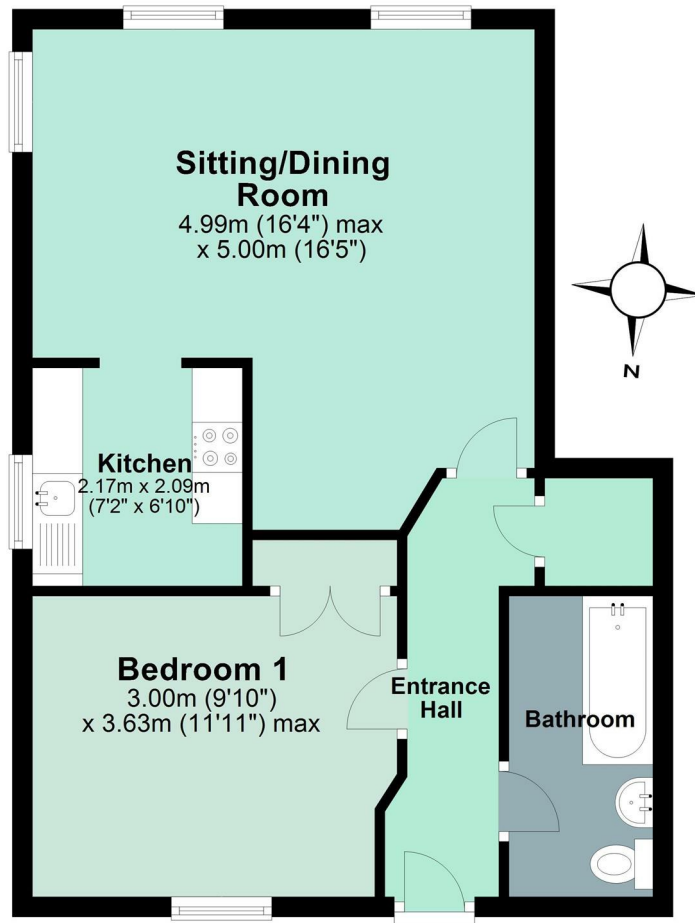
- Allocated undercover parking
- Close proximity to local beaches

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.



First Floor

Approx. 48.1 sq. metres (518.0 sq. feet)



Total area: approx. 48.1 sq. metres (518.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D 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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