



## 34 NORTHVILLE PARK KINGSBRIDGE, TQ7 1AR

A spacious 4 bedroom property with driveway parking, single garage, garden. The property has been internally refreshed and will benefit from new carpets in the majority of the rooms. EPC C

**£1,650 PER CALENDAR**

## 34 NORTHVILLE PARK

- 4 bedroom spacious property
- Garden with lawn and patio
- Walking distance to amenities
- Driveway parking
- Single garage
- Stair Lift
- Ready for Occupation NOW!
- Walking distance to Primary and Secondary Schools
- Lovely community
- NEW carpets being fitted soon.



Welcome to 34 Northville Park, a charming house located in Kingsbridge. This property boasts an inviting open plan living and dining room, complete with a cosy gas fireplace, perfect for those chilly evenings. The dining area seamlessly connects to a bright conservatory, creating an ideal space for relaxation or entertaining guests.

Adjacent to the dining room, you will find a spacious kitchen and breakfast room, which is well-equipped with a pantry cupboard and a designated space for a washing machine. A convenient door from the kitchen leads to a study, while also connecting back to the entrance hallway.

On the first floor, the property features four well-proportioned bedrooms. Bedroom 1 offers an ensuite shower room and built-in wardrobes for added convenience. Bedrooms two and three also benefit from built-in wardrobes and countryside views, while bedroom four includes a built-in cupboard, ensuring plenty of storage throughout.

The property has been internally refreshed and will benefit from new carpets in the majority of the rooms, creating a cleaner, brighter feel throughout the home ready for its new occupants.

Outside, the garden is a blend of lawn and patio, offering a lovely space for outdoor activities or simply

enjoying the sunshine. The property also benefits from driveway parking and a single garage.

EPC- C

Council tax band- D

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**

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## ADDITIONAL INFORMATION

**Local Authority** – South Hams District Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** –

**EPC Rating** – C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(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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