



**STAGS**

21 Duncombe Street, Kingsbridge, Devon TQ7 1LR

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A characterful 2 bedroom cottage with a private garden, in Kingsbridge. Sorry no pets. EPC Band: D. Tenant Fees Apply.

Salcombe 8 miles | Totnes 13 miles | Plymouth 23 miles

- Characterful 2 Bedroom Cottage
- Central Location
- Wood Burning Stove
- Private Garden
- Sorry No Pets
- Deposit: £917.00
- 12 Months Plus
- Tenant Fees Apply

**£795 Per Calendar Month**

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)



## SITUATION

Kingsbridge provides an excellent range of shops and services including a health centre, leisure centre with indoor swimming pool, library, schools and churches. It is close to all surf beaches, Bantham, Thurlston and Milton Sands, where you can hire Surfboards, Body Boards and Paddle Boards. Salcombe is close, by river, car or bus, for shopping and eating out. The Wine Room, Tescos, Mangetout Deli and The Crabshell Inn overlooking the river, are all within very easy walking distance. There are many coastal walks with excellent sea views.

## DESCRIPTION

A characterful 2 bedroom cottage with a private garden, in Kingsbridge. Sorry no pets. EPC Band: D. Tenant Fees Apply.

## ACCOMMODATION

The front door opens into the pretty LIVING ROOM: which has a window to the front with a small table and chairs below. Wood burning stove and a built in cupboard with shelving above. Stone flooring and door to: KITCHEN: an L-shaped room with an area under the stairs housing the fridge and freezer and a space for a table and chairs, to the back door area there is a built in wooden breakfast bar with space for bar stalls and built in base and wall units with ceramic 1 and half sink with drainer, over with gas hob, washing machine, window to the rear and a door allowing access to the garden. BATHROOM: window to the rear, bath with shower over with drencher shower head, sink and WC.

Stairs rise from the kitchen area to the first floor.

BEDROOM 1: positioned to the front of the building with an outlook over the attractive park beyond. Feature fireplace, double bedroom with side tables and a built in open wardrobe. BEDROOM 2: to the rear with an outlook over the garden with bunk beds.

## OUTSIDE

To the rear is an attractive garden with a patio to the rear of the property and a built in seating area.

## SERVICES

Mains electric, gas, water and drainage. Council Tax Band: A South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

## DIRECTIONS

From Kingsbridge, go up Fore Street and turn right on to Duncombe Street. The property can be found on the left hand side opposite the small car park and the fire station.

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £795.00 pcm exclusive of all charges. DEPOSIT: £917.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

## 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 Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 56.1 sq m / 604 sq ft

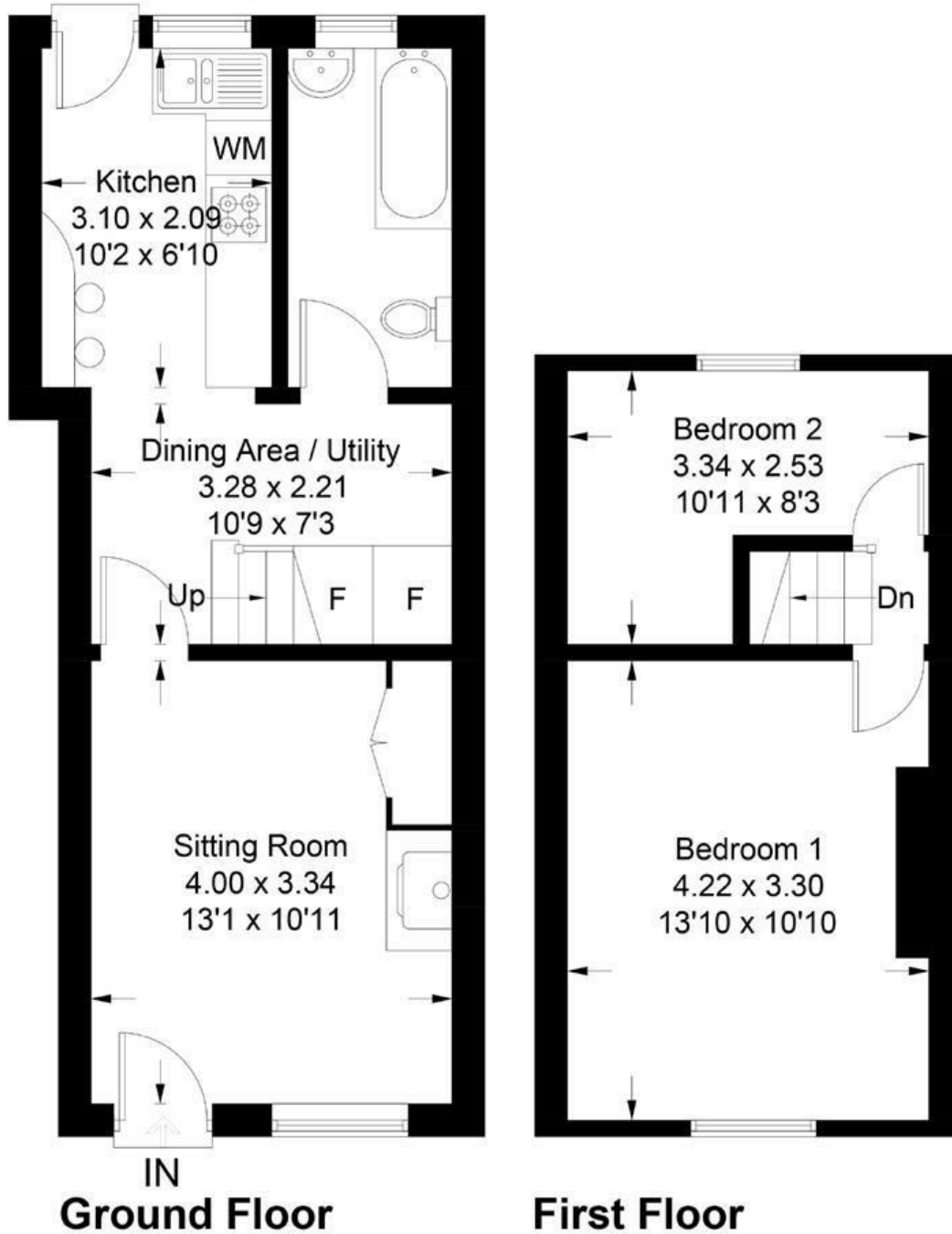


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID590997)



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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
392 plus) A			89
131-391) B			
89-130) C			
55-88) D		62	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	