



Chatham House East Prawle, Kingsbridge, Devon TQ7 2BY

A unique and beautifully positioned 4 double bedroom, semi-detached house in East Prawle. Chatham House offers far reaching rural and sea views, a landscaped south facing garden and a detached studio. Unfurnished. EPC Band E. Tenant Fees Apply.

Kingsbridge 8 miles | Dartmouth 14 miles | Salcombe 15 miles | Salcombe estuary 3 miles

• 4 Double Bedroom Semi-Detached House • Elevated Position • Partial Underfloor Heating • Far Reaching Rural & Sea Views • Detached Studio • Landscaped South Facing Garden • Pet By Negotiation • Deposit: £3,000.00 • Council Tax Band: E • Tenant Fees Apply

£2,600 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk



SITUATION

East Prawle is Devon's southernmost village, located just inland from Prawle Point and close to a number of remote beaches, coves and beautiful coastal scenery. The village itself has a very good pub, and a seasonal café and shop. Positioned roughly 8 miles from the market town of Kingsbridge, where there is a good range of shops and other amenities. Also, nearby is the estuary harbour and sailing centre of Salcombe, which can be approached via passenger ferry from East Prawle's neighbouring village East Portlemouth.

DESCRIPTION

A unique and beautifully positioned 4 double bedroom semi-detached house in East Prawle. Chatham House offers far reaching rural and sea views, a landscaped south facing garden and a detached one bedroom studio. Unfurnished. Pet By Negotiation. EPC Band E. Tenant Fees Apply.

ACCOMMODATION

A gated path winds through the garden, leading to the front entrance of the property, with front door leading to:-

OPEN PLAN KITCHEN/ DINER

Spacious fitted kitchen. Range cooker with 2 ovens and 5 hobs. Selection of wall and floor cupboards with a Belfast sink, mixer tap and an integrated dishwasher. Windows overlooking the garden and providing sea views beyond. Ample space for a breakfast table. Underfloor heating. Doors leading to:-

SITTING ROOM

Wooden flooring with a feature fireplace, containing a wood burning stove and cupboards with shelving either side. Windows with extensive views to the garden, scenic countryside and sea views and a separate space suitable for a large dining table. Underfloor heating.

W.C

Partially tiled with WC, wash hand basin.

STAIRS AND FIRST FLOOR LANDING

The staircase is carpeted rising to the first floor. Carpeted landing with doors leading to:-

BEDROOM 3

Carpeted double bedroom. Window to front offering scenic views out to sea. Radiator. Door leading to:-

EN-SUITE SHOWER ROOM

Partially tiled suite with a shower, WC, wash hand basin and a towel rail.

BATHROOM

Bathroom suite with a stand alone claw footed bath, WC and large antique hand basin. Built in storage cupboard. Window to front offering further views of the surrounding countryside and sea.

BEDROOM 4

Double bedroom with wooden flooring. Radiator. Two windows offer dual aspects from the South and East facing windows.

STAIRS AND SECOND FLOOR LANDING

The staircase is carpeted rising to the second floor. Carpeted landing with doors leading to:-

BEDROOM 1

Double bedroom with wooden flooring and a wash hand basin. Velux windows. Radiator. Door leading to:-

EN-SUITE SHOWER ROOM

Partially tiled suite with a shower and WC.

BEDROOM 2

Double bedroom with wooden flooring and French doors leading to a South facing balcony with sea views.

OUTSIDE

The garden is laid mostly to lawn with a pond and bordered by walls and mature shrubs. Two gravelled areas provide further seating areas to enjoy the scenic views. The property also benefits from a shed and path leading to:-

DETACHED STUDIO

A unique studio with a bespoke kitchen with a selection of floor cupboards, an oven, hob, sink and mixer tap and bifold doors leading to a private gravelled seating area to the front. The sitting room with feature beam and a wood burning stove. Bathroom with shower, basin and WC. Stairs leading to a vaulted bedroom with Velux windows and access to the shower room.

DIRECTIONS

What3words: Snowboard.objecting.dummy

SERVICES

Mains electric and water. Private septic tank. Oil fired heating. Council Tax Band E.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

LETTING

The property is available to let on a assured shorthold tenancy for an initial 12 months, unfurnished RENT: £2,600.00 pcm exclusive of all charges. DEPOSIT: £3,000.00 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 & 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).

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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



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Energy Efficiency Rating		Current	Potential
100% energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	27-38		
G	1-26		
Not energy efficient - higher running costs			
England & Wales		45	73
EU Directive 2002/91/EC			