



21 Barton Close, Kingsbridge, Devon TQ7 1JU

A 2 double bedroom bungalow with open views to the front and rear. Offering spacious accommodation with a kitchen breakfast room, dining room, living room, utility room and 2 bathrooms. Front and rear gardens and parking for up to 3 cars. EPC Rating band: D Tenant fees apply.

Salcombe 8 miles | Totnes 13 miles | Plymouth 23 miles

- Open Country & Town Views
- Front & Rear Gardens
- Parking For Up To 3 Cars
- 2 Bathrooms
- 2 / 3 Reception Rooms
- Pet By Negotiation
- Council Tax Band: E
- 12 Months Plus
- Deposit: £1,384.00
- Tenant Fees Apply

£1,200 Per Calendar Month

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



SITUATION

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, supermarkets, leisure amenities and schools whilst retaining a small town feel with a strong community.

The town hosts regular sporting activities as well as markets and social events. There are also a number of boat moorings along the Estuary and Quayside. Additionally, the town provides regular public transport connections to the nearby towns of Dartmouth, Salcombe and Totnes and surrounding villages. The market town of Totnes is 13 miles away and offers the main line rail link providing a direct link to London Paddington in approximately three hours. The area has an abundance of beaches, coves and country and coastal walks.

ACCOMMOATION

The accommodation opens onto the ground floor and provides a lounge, dining room, modern kitchen, shower room, utility. The lower ground floor can be accessed via a short flight of stairs, and comprises of two good sized double bedrooms and a modern bathroom. PVCu double glazing can be found throughout. Gas central heating. Views of Kingsbridge countryside to both the front and rear of the bungalow.

OUTSIDE

The bungalow provides a front garden and private rear garden, both laid mainly to lawn. Within the rear garden, there is a patio area perfect for outdoor dining. Parking for 3 vehicles can be found on the sweeping drive, leading to a car port for an additional sheltered parking space.

SERVICES

Electric, water, drainage, gas - Mains connected. Heating - Gas central heating.

Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 220Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.

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

DIRECTIONS

From our Kingsbridge office, turn left heading along the promenade. After a short while you will pass the Recreation Ground on your right and not far after this there will be a right hand turning into Highfield Drive. Take this turning and Barton Close is the third road on the left. Number 21 can be found at the end of the close to the left hand side. (It is tucked away, down the drive).

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1200.00 pcm exclusive of all charges. Pets might be considered. Where the agreed let permits pets the rent will be £1260.00 pcm. DEPOSIT: £1384.00 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). 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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			82
(69-80) C		65	
(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	