



3 The Tors, Kingskerswell, Newton Abbot, TQ12 5DR

A beautifully-presented four/five bedroom detached Victorian home, in an elevated position offering panoramic views over Kingskerswell. EPC Band: D. Pets by negotiation. Tenant Fees Apply.

Newton Abbot 3.5 miles | Exeter 19 miles | Torquay 5 miles

• Four/Five Double Bedrooms • Two Sitting Rooms • Victorian Villa • Stunning Views Over Kingskerswell • Gated Entrance • Pets By Negotiation (Terms Apply) • 6 Month Tenancy • Deposit: £2,884.00 • Council Tax Band: F • Tenant Fees Apply

£2,500 Per Calendar Month

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



SITUATION

The village of Kingskerswell located between the English Riviera and the market town of Newton Abbot. The stunning South Devon coastline is nearby with a wide selection of beaches on offer within Torbay or further afield within the South Hams. The property is within walking distance of the local amenities and is particularly well placed for those that need to commute to the county capital of Exeter. The South Devon Link Road is easily accessed providing a route to Exeter and the Motorway network beyond. There is an intercity railway station at Newton Abbot providing a route to London Paddington.

ACCOMMODATION

This charming 4/5 bedroom detached Victorian villa, located in the picturesque village of Kingskerswell, is a beautiful family home that retains many of its original period features. Thoughtfully designed to capture stunning views of the village, this property blends historical charm with modern living.

Upon entering through the spacious porch on the ground floor, you are welcomed into a generous hallway leading to two separate sitting rooms, each featuring either bay windows or floor-to-ceiling windows that flood the space with natural light. The expansive kitchen/dining room is perfect for entertaining, with bifold doors opening to the front garden. The kitchen is fully equipped with an integrated fridge/freezer, a five-burner gas hob, double oven, and ample wall and base cabinets for storage.

The lower ground floor hosts a WC and a versatile room currently used as a gym, boasting lovely countryside views. This space can also serve as an additional double bedroom if needed.

On the first floor, there is a utility room with a washing machine, dishwasher, and hand basin. A double bedroom on this level includes a built-in desk, which could double as an ideal home office.

The second floor features three further double bedrooms, two with decorative fireplaces and all with large windows allowing for plenty of natural light. A bathroom on this floor includes a freestanding bath, separate shower, wash hand basin, and WC.

OUTSIDE

A gated driveway leads to a spacious area with parking for up to two cars. The front garden has been thoughtfully landscaped to maximize sunlight, creating an ideal space for outdoor entertaining, with direct access from the kitchen/diner. Additionally, there is a side terrace, accessible from the sitting room, perfect for enjoying elevated easterly

views. A gently sloping path runs along the side of the property, connecting to a stepped walkway that leads down to the rear lawn, which is bordered by mature hedges and offers expansive, far-reaching views.

SERVICES

Mains electric, gas, water and drainage. Council Tax Band: F. Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 100 Mbps. Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

LETTING

The property is available to let on an assured shorthold tenancy for 6 months plus, unfurnished RENT: £2,500.00 pcm exclusive of all charges. Pets considered. DEPOSIT: £2,884.00 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.



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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (A+)	A		
81 (A)	B		
69 (B)	C		
55 (C)	D		
39 (D)	E		
21 (E)	F		
9 (F)	G		
Not energy efficient - higher running costs			
		60	79
England & Wales		EU Directive 2002/91/EC	