



Flat 2 33 Fore Street, Kingsbridge, TQ7 1PG

A centrally located, two double bedroom first floor apartment, set in a Grade II listed building within easy reach of all the local amenities and the estuary. EPC Band: D. Pet by negotiation. Tenant fees apply.

Salcombe 6 miles | Dartmouth 14 miles | Totnes 13 miles.

• Two Double Bedrooms • Town Centre Location • Easy Walk To Amenities, Restaurants And Estuary • Shower Room And Bathroom • First Floor • 12 Months Plus • Deposit: £865.00 • Pet By Negotiation • Tenant Fees Apply • Council Tax Band: A

£750 Per Calendar Month

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

SITUATION

Located on Fore Street, it is within the very centre of Kingsbridge which itself lies at the head of the Kingsbridge Estuary and offers an excellent range of shops, local services and facilities. There is much in the area to satisfy the sports person, including a Sports Centre with an indoor swimming pool, walking, horse riding, paddle boarding and trout fishing, as well as several excellent golf courses within easy reach. This estuary town is further enhanced by its enviable location and sublime microclimate, which enables a wealth of outdoor activities and good living.

It is around 4 nautical miles to Salcombe, Devon's southernmost town with a beautiful harbour, unspoilt estuary and excellent range of fine shops, restaurants and inns etc. A mecca for yachting and water sports, Salcombe also offers lovely sandy beaches and spectacular cliff top walking and is surrounded by beautiful rolling countryside.

ACCOMMODATION

The flat is situated at the back Fore Street once into the building. Access via a communal entrance hall to the front door and into; A spacious sitting room with good ceiling height and a sash window overlooking the side aspect, opening to the kitchen that is fitted with a range of floor and wall units, an integrated oven and hob, space and plumbing for a washing machine and a wall mounted Vaillant gas boiler, serving hot water and central heating. There are two generous double bedrooms along with a family bathroom, complete with a bath with a shower over, a WC and a wash hand basin. A separate shower room completes the accommodation.

DIRECTIONS

From our Kingsbridge office go up Fore Street and just after Lloyd Maunders on the right hand side the door to the communal entrance will be found.

SERVICES

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

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20Mbps.

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

Council Tax Band: A

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

LETTING

The property is available to let on an assured shorthold tenancy. RENT: £750.00 pcm exclusive of all charges. DEPOSIT: £865.00 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.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



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	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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		