



Flat 55 Scholars Walk, Kingsbridge, Devon TQ7 1QL

A stylish and immaculately presented second floor 2 double bedroom, 2 bathroom apartment, with an allocated parking space. Unfurnished. Sorry no pets. EPC Band: C. Tenant Fees Apply.

Salcombe 6 miles | Totnes 13 miles | A38 Devon Expressway 10 miles

• Immaculate & Stylish 2 Bedroom Apartment • Open Plan Kitchen/Living/Diner • Storage Space • Open Views • One Allocated Parking Space • Short Stroll To Countryside Walks & Town Centre • Sorry No Pets • Council Tax Band: B • Deposit: £1,125.00 • Tenant Fees Apply

£975 Per Calendar Month

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

SITUATION

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and highly-rated (OFSTED) secondary schools, a health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes and Dartmouth are both within easy reach.

DESCRIPTION

A stylish and immaculately presented second floor, 2 bedroom, 2 bathroom apartment, with an allocated parking space. Unfurnished. Sorry no pets. EPC Band: C. Tenant Fees Apply.

ENTRANCE HALLWAY

Entrance hallway is spacious with space for storage. Storage cupboard off of the hallway with a new combi boiler inside.

BEDROOM 1 WITH EN-SUITE

Door off of the hallway leads to a good size double bedroom. Views to the back of the property, overlooking the countryside. Door leads to

EN-SUITE SHOWER ROOM

Comprises of a shower cubicle, WC and sink with storage underneath.

BEDROOM 2

A small size double, with views to the rear of the property.

LIVING/DINING/KITCHEN AREA

This apartment offers a bright and airy open-plan layout, with a sizeable breakfast bar and space for relaxing. A fitted kitchen with neutral cupboards and marble counter tops, an integrated microwave, oven, hob, fridge/freezer, dishwasher and washer dryer. Views out to the countryside.

BATHROOM

Comprises of a bath, WC and sink with storage underneath. Panelling around the bath.

OUTSIDE

The property benefits from 1 private parking space.

SERVICES

Mains electricity, water, drainage and gas central heating.
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: B

LOCAL AUTHORITY

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

DIRECTIONS

Scholars Walk can be found on foot from Waterloo Road via the steps up into the development, continue up the hill and the apartment block, painted pale blue is located on the left. By car via Fosse Road near the Primary School. Follow the drive down into the cul-de-sac where the building will be directly in front of you.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus. RENT: £975.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £1,125.00 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.

TENANT PROTECTION

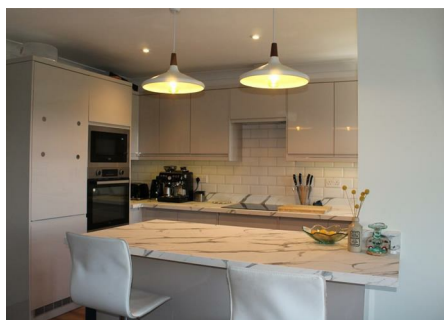
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

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).

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	79	80
EU Directive 2002/91/EC		