



5 Vincents Road, Kingsbridge, TQ7 1RP

A newly decorated two bedroom end of terrace property, in the market town of Kingsbridge. Benefitting from a front and rear garden, aswell as a garage and driveway. Sorry no pets. EPC Band: D. Tenant Fees Apply.

Salcombe 8 miles | Totnes 13 miles | Plymouth 23 miles

• 2 Bedroom House • Newly Decorated and Newly Fitted Bathroom • Garage and Driveway • Front and Rear Garden • Good Location for Schools • Deposit: £1,269.00 • 12 Months Plus • Council Tax Band: C • Sorry No Pets • Tenant Fees Apply

£1,100 Per Calendar Month

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

SITUATION

Kingsbridge provides an excellent range of shops and services including a health centre, leisure centre with indoor swimming pool, library, schools and churches. It is close to all surf beaches, Bantham, Thurleston and Milton Sands, where you can hire Surfboards, Body Boards and Paddle Boards. Salcombe is close, by river, car or bus, for shopping and eating out. The Wine Room, Tescos, Mangetout Deli and The Crabshell Inn overlooking the river, are all within very easy walking distance. There are many coastal walks with excellent sea views.

ACCOMODATION

The property is accessed via steps descending down to the front garden and front door, which leads onto :-

KITCHEN

Comprises of wall and floor units, oven and hob, extractor fan, space for a fridge/freezer and plumbing for a washing machine and tumble dryer/dishwasher. Hard vinyl throughout and a window to the front garden.

LIVING ROOM

Good size living room, with hard vinyl flooring and a window to the side of the property. There is sliding French doors, which open up to the rear garden.

STAIRWAY/HALLWAY

From the kitchen, there is a carpeted stairwell leading to the 1st floor. The hallway has an airing cupboard and doors leading to :-

BEDROOM 1

Double bedroom with carpeted flooring and a window to the back of the property. Stunning countryside views over Kingsbridge.

BEDROOM 2

Double bedroom with carpeted flooring and a window to the front of the property. There is a cupboard with the water tank and storage.

BATHROOM

A newly fitted bathroom, which comprises of a shower over bath, hand wash basin, WC and a heater. Window to the side of the house.

OUTSIDE

GARAGE AND DRIVEWAY - Single garage with a sloped driveway in front of it at the top of the stairwell leading to the property.

FRONT GARDEN - Laid to lawn, with access to the side and back of the property.

REAR GARDEN - Slabbed patio area as you come out of the French doors, with steps leading down to a lawn garden and walkway with access to the front garden.

SERVICES

Electric and water - Mains connected. Heating - Electric.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

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

Council Tax Band: C

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,100.00 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,269.00 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.

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 plus) 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 | | |