



## The Coach House Fore Street, Kingsbridge, TQ7 1AL

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A unique and beautifully presented three bedroom semi-detached house, with an allocated parking space and a landscaped rear garden, located in the heart of Kingsbridge. Pets by negotiation, EPC Band: E. Tenant fees apply.

Salcombe 8 miles | Totnes 13 miles | Plymouth 23 miles

• Three Double Bedrooms With A Further Office/ Snug • Wood Burning Stove • Landscaped Garden • One Allocated parking Space • Central Kingsbridge Location • Council Tax Band: E • Pets By Negotiation • 12 Months Plus • Deposit: £1,864.00 • Tenants Fees Apply

**£1,600 Per Calendar Month**

01803 866130 | [rentals.southdevon@stags.co.uk](mailto: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 secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with its main line train station and good connectivity to London, and Dartmouth are both within easy reach.

## ACCOMMODATION

From Fore Street the property is accessed via a shared courtyard, which leads to an allocated parking space and entrance, with front door leading to:-

## ENTRANCE HALLWAY

With engineered oak flooring and a radiator. Doors lead to:-

## DINING ROOM

Engineered oak flooring with a radiator and a window to the side, which allows an abundance of light. The dining room leads to:-

## OPEN PLAN KITCHEN

A fitted kitchen with a breakfast bar, a selection of floor cupboards, an electric oven, 4 point ceramic hob, an integrated dishwasher and a washer dryer. Radiator. Windows to the rear and a door to the side provide views over and access into the rear garden.

## W.C

Engineered oak flooring with a W.C, a wash hand basin and a spacious understairs storage cupboard. Window to the rear.

## SITTING ROOM

A bright and spacious sitting room with a wood burning stove and a radiator. Doors lead to:-

## CONSERVATORY

Fully glazed with tiled flooring and doors to the side and rear, which allow views over and access into the rear garden.

## OFFICE / SNUG

An L shaped room with laminate flooring, a radiator and a door which provides access to the conservatory.

## STAIRS AND LANDING

The staircase ascends to a split landing, with a window above and a landing, with an airing cupboard and two Velux windows. Doors lead to:-

## BEDROOM 1

Carpeted double bedroom with two built in wardrobes and a window to the front. Radiator. A door leads to:-

## ENSUITE BATHROOM

A fitted suite with a shower over bath, a W.C, a wash hand basin, a radiator and a Velux window.

## BEDROOM 2

A double bedroom with carpeted flooring with a built in double wardrobe. Radiator. Window to the front.

## SHOWER ROOM

A fitted, fully tiled suite with a shower, W.C, wash hand basin, a heated towel rail and a Velux window.

## BEDROOM 3

A double bedroom with carpeted flooring with a built in double wardrobe. Radiator. Window to the front.

## REAR GARDEN

The garden is laid mostly with chippings with a shed located to one side.

## 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: E

## DIRECTIONS

What3words: louder.laying.whistle

## LOCAL AUTHORITY

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

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,600.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,625.00. DEPOSIT: £1,846.00 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://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.



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