



## 3-5 MILL STREET KINGSBRIDGE

£775 Per

This well-presented and recently renovated one-bedroom first floor apartment offers a fantastic opportunity for long-term rent. Ideally situated at the lower end of town, it provides easy access to local shops, cafes, and transport links, making it perfect for professionals or couples seeking convenience and comfort.



- Gas Central Heating • long term • Well presented • Central location

### Full Description

Nestled in the heart of Kingsbridge on Mill Street, this charming one-bedroom first floor apartment presents an excellent opportunity for long-term rental. Recently renovated, the property is tastefully designed to cater to modern living, making it an ideal choice for professionals or couples who value both convenience and comfort.

Upon entering, you will be greeted by a bright and airy open-plan kitchen and living area. The kitchen is thoughtfully equipped and provides ample space for essential appliances such as a washing machine, dishwasher, and fridge freezer. This open plan living creates a welcoming environment, perfect for relaxation or entertaining guests.

The good-sized double bedroom benefits from generous natural light and sufficient space for storage, ensuring a comfortable living experience. The stylish bathroom is a standout feature, with contemporary fittings and a luxurious rainfall shower over the bath, offering a spa-like atmosphere for unwinding after a long day.

Situated at the lower end of town, this apartment enjoys easy access to local shops, cafes, and transport links, enhancing the appeal for those who appreciate a vibrant community. For residents with vehicles, the town's long-stay car park is conveniently located nearby, where a parking permit can be obtained.

In summary, this well-presented apartment combines modern amenities with a prime location, making it a perfect choice for anyone seeking a comfortable and convenient lifestyle in

Kingsbridge.

Services - Mains water, drainage, gas and electric with gas fired central heating and hot water. Water charges will be invoiced to the tenant by the landlord quarterly.

Council Tax - Band A

Should a pet be permitted a pet premium of £25.00 pcm will apply.

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

Letting - The property is available to rent on an Assured Shorthold Tenancy. All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required. Viewings strictly by appointment with Charles Head.

Holding Deposit And 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 Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing




with the property.

**IMPORTANT NOTICE:** The information provided is for general guidance purposes and is issued in good faith to offer an overview of the property. These details do not form part of any offer or contract. 1. Descriptions, measurements, and other details are not guaranteed to be accurate and should not be relied upon as factual statements. Tenants must independently verify all information and satisfy themselves. Measurements are approximate and may require confirmation. 2. The condition of the property and its services has not been checked, and no warranties or assurances can be provided by Charles Head or their representatives 3. Photographs included in the listing are for illustrative purposes only and may not depict all parts of the property or its current state. Items shown are not necessarily included in the sale or tenancy unless expressly stated 4. Any mention of modifications, planning permissions, or potential uses of the property does not imply that necessary permissions have been obtained. Interested parties should conduct their own investigations 5. Property descriptions are subjective and reflect opinions intended to give a general impression rather than detailed or definitive statements. For any aspects of particular importance, clarification should be sought before arranging a viewing. Prospective buyers or tenants are strongly advised to confirm availability and book an appointment to view the property before traveling.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**EPC Rating: C      Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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