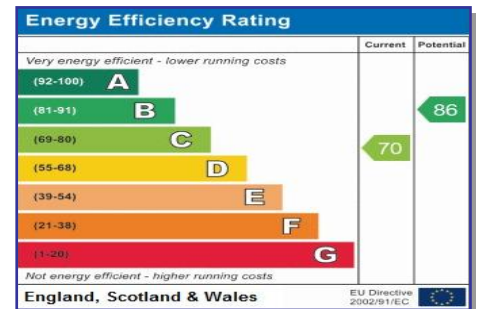


# Kingsbridge, Devon, TQ7 1TP



Ref: 51698

Totnes 12 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; (Distances Approximate)

A three bedroom semi detached house with conservatory, gas central heating and allocated parking situated in Kingsbridge. Sorry no housing benefit, smokers. Pets by negotiation. Energy Rating: C. Fees Apply.

**£750 PCM**

Contact Lettings 01548 855599

# Kingsbridge, Devon, TQ7 1TP

## ENTRANCE LOBBY

Hanging space. Opening into:-

## SITTING ROOM

Good size living area with good under stairs space. Radiator and TV point. Window to front.

## KITCHEN / DINING ROOM

Recently fitted kitchen with floor, wall and drawer units, inset stainless steel sink unit and drainer, plumbing for washing machine. Space for fridge and freezer. Built in shelving area. Space for dining table and chair. Radiator. Door opening into conservatory.

## CONSERVATORY

A good size room, electric panel heater. Door to side leading to side of property. Tiled flooring.

## FIRST FLOOR LANDING

Landing, with access to the roof space, airing cupboard with a purpose lagged hot water cylinder. Gas fired boiler supplying hot water and heating.

## BEDROOM 1

A good size double bedroom. Radiator. Window to rear.

## BEDROOM 2

A double bedroom. Radiator. Window to front overlooking the cul de sac. Currently used as a twin room.

## BEDROOM 3

Currently being used as a study/office or a nursery. radiator. Window to front.

## BATHROOM

With suite comprising bath with electric shower over. Pedestal wash hand basin and WC.

## OUTSIDE

Low maintenance gravelled front garden. Path to side leading to conservatory and garden shed. Space for storage and garden pots. Door opening into conservatory. There is an allocated parking space with the property.

## SERVICES

Mains water, electricity, drainage and gas fired boiler providing the hot water and heating for the property.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

## COUNCIL TAX

Band C

## POSTCODE

TQ7 1TP

## AVAILABLE

Mid July

## RENT

£750pcm

## VIEWING

Very strictly by appointment only through Marchand Petit (Lettings office). Tel 01548 855599.

## ADMIN FEES

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half months rent. Check out fee: £90.

Pets - if the landlord gives permission for pets to be kept at the property, an additional deposit from £250, will be requested according to the requirements of the landlord and the number and size of the pets being kept at the property.

Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation to be provided, an administration charge of £60 will apply.

