



26 Fore Street, Kingsbridge, TQ7 1NY

£700 Per Calendar Month

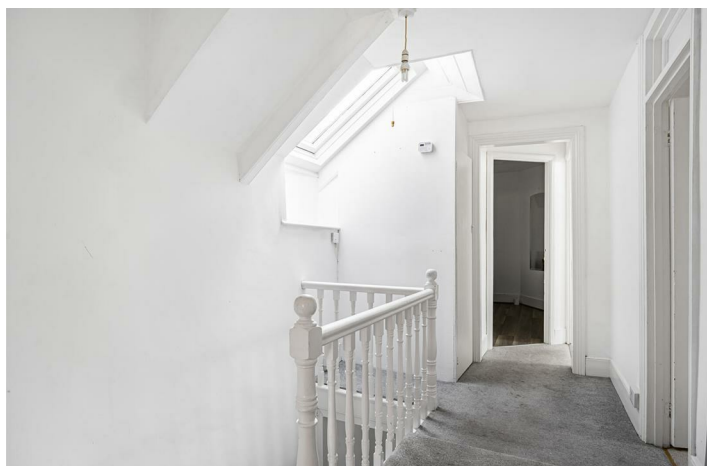
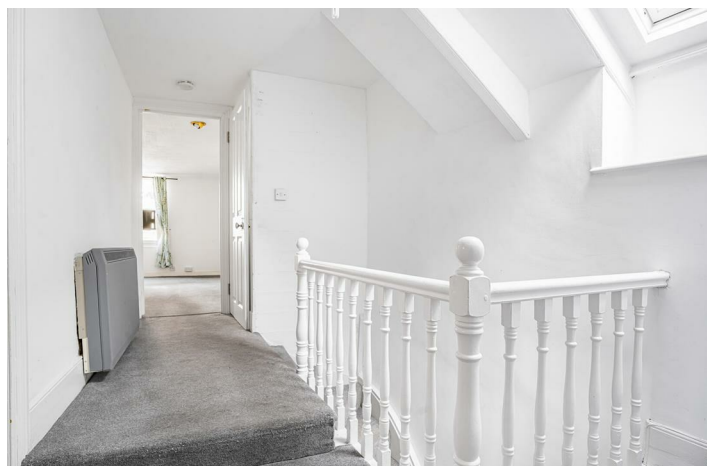
- Available Now
- Unfurnished
- Close to Local Amenities
- Pets Considered
- Central Kingsbridge
- Two Bedrooms

26 Fore Street, Kingsbridge TQ7 1NY

A well presented two bedroom flat in the heart of Kingsbridge, offered unfurnished and ready for immediate occupation.



Council Tax Band: B



Ideally situated in a central Kingsbridge location, the property provides convenient access to a wide range of local shops, cafes, and everyday amenities, all just a short walk away.

The accommodation comprises two bedrooms, offering comfortable living space suitable for individuals, couples, or small families. The property is offered unfurnished, allowing tenants to make it their own.

Pets will be considered, subject to agreement.

A great opportunity to secure a centrally located home in this popular South Hams town.

MATERIAL INFORMATION

Monthly rent: £700

Security deposit: £800

Holding deposit: £160

Council Tax band: B

Tenure: Freehold

Property type: Flat

Property construction: Standard brick and block construction

Energy Performance rating: F

Number and types of room: 2 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Night storage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good

Parking: None

Building safety issues: Yes

Building safety - defects or hazards: None.

Building safety - work done: None

Building safety - work required be done: None

Restrictions - Listed Building: List entry 1165496 - Grade 2

Restrictions - Conservation Area: Don't have a listing but it lies within the Kingsbridge designated conservation area.

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

RESTRICTIONS

Pets: Considered by agreement with the landlord

Smoking or Vaping: Not permitted inside the property.

VIEWINGS

Viewing the property 'in person' is essential to proceed with an application, this can be done by appointment only with Luscombe Maye.

TENANCY TYPE

Offered initially on an Assured Shorthold Tenancy with rent payable monthly in advance. The tenancy will transition to the new tenancy structure introduced under the Renters Rights Act in line with legislation when implemented.

REFERENCING CRITERIA

To meet the referencing criteria for a tenancy, the applicant/s would have to evidence a total annual income of at least 2.5x the annual rent.

By way of an example if the monthly rent is £700, the applicant/s must be able to prove an annual household income of at least £21,000

RENTERS RIGHTS ACT

The Government has now confirmed the implementation date for 'phase one' of the Renters Rights Act.

The first phase of reforms will come into effect on 1st May 2026. From this date, all existing assured shorthold tenancies will automatically transition to the new tenancy system, and all new private tenancies will be created under the updated rules.

Phase one focuses specifically on tenancy reform, including:

- The move to assured periodic tenancies
- Limits on rent in advance
- A ban on rental bidding
- Clearer regulations for rent increases via Section 13 notices
- Strengthened anti-discrimination protections
- New rights relating to pets in rented homes

For further information or advice, please contact Luscombe Maye



Directions

Viewings

Viewings by arrangement only. Call 01752 393330 to make an appointment.

EPC Rating:

E

