



**STAGS**

4 Vine Terrace Fore Street, Kingsbridge, TQ7 1AJ

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A unique and beautifully presented Victorian, four bedroom terraced house, with 2 kitchens and 2 living areas, located in the heart of Kingsbridge. Pets by negotiation, EPC Band: D. Tenant fees apply.

Salcombe 8 miles | Totnes 13 miles | Plymouth 23 miles

• Four Double Bedroom Property • Victorian Property • 2 Outside Areas • 2 Kitchens and 2 Living Areas • Central Kingsbridge Location • Council Tax Band: D • Pets By Negotiation • 12 Months Plus • Deposit: £2,134.00 • Tenants Fees Apply

**£1,850 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, a 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 gate leading to the front entrance door, which opens up to :-

## PORCH LEADING TO ENTRANCE HALLWAY

Enclosed porch area, with a door leading to the downstairs hallway, with understairs storage and doors leading to :-

## SNUG/LIVING ROOM

Good size snug area, with a feature fireplace, shelves and cupboards. Window to the front. Carpeted.

## BEDROOM 3

Double bedroom with a window overlooking the rear courtyard. Carpeted.

## KITCHEN/UTILITY

Comprises of wall and floor units, sink, oven and hob. 2 pantry style cupboards for storage and a window to the rear garden. Door to the rear courtyard.

## BEDROOM 2 WITH ENSUITE

Double bedroom with a window to the rear courtyard. Carpeted.  
ENSUITE - Comprises of a WC, hand wash basin and a shower cubicle.

## STAIRWELL TO 1ST SPLIT LANDING

Stairwell ascending to the 1st split landing, which has storage cupboards and a door to the rear terrace.

## WC

Benefits from a WC and hand wash basin.

## STAIRWELL TO 1ST FLOOR

Stairwell ascending to the 1st floor, with doors leading to :-

## KITCHEN

Good size kitchen, comprising of wall and floor units, oven, combi microwave, hob, sink, dishwasher, fridge/freezer and extractor fan. There is a feature fireplace and a window to the rear.

## LIVING ROOM

Large living room, with shelving and cupboards on one wall, with a feature fireplace. Window to the front of the property. Carpeted.

## STAIRWELL TO 2ND SPLIT LANDING

Stairwell ascending to the 2nd split landing, with a door leading to :-

## BATHROOM

Comprises of a WC, hand wash basin and shower cubicle.

## STAIRWELL TO 2ND FLOOR

Stairwell ascending to the 4th floor, with good size landing space and doors leading to :-

## MASTER BEDROOM WITH WALK IN WARDROBE AND ENSUITE

Double bedroom with a window to the front of the property. Carpeted.  
WALK IN WARDROBE - Fitted wardrobes for plenty of storage. Window to the rear of the property.  
ENSUITE - Shower over bath, double hand wash basin, WC and bidet.

## BEDROOM 4

Double bedroom with a fitted cupboard and window to the front of the property. Carpeted.

## OUTSIDE

REAR COURTYARD - Accessed off of the ground floor. Paved courtyard area, with metal steps ascending to the terrace area. There is also access via a gate to the walkway.

STORAGE BUILDING/OUTSIDE BUILDING - Can be accessed from the rear courtyard. Good size space for storage.

REAR TERRACE - Accessed off of the 1st floor. Half has artificial grass laid and the other half is a paved area with views to the back of the property.

## SERVICES

Gas, electric and water - Mains connected. Heating - Gas.

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: D

## 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, furnished/unfurnished and is available immediately. RENT: £1,850.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,875.00. DEPOSIT: £2,134.00 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

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our 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), or by

copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_Renters\\_Right\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_Renters_Right_roadmap.pdf)



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		
(92-100) 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	57	78
EU Directive 2002/91/EC		