



5 HIGHER HENDHAM BARNES KINGSBRIDGE

£1,150 Per

A beautifully presented reverse level 2 bedroom barn conversion situated in the idyllic South Hams countryside. The property benefits from an open plan living space with woodburner, 2 double bedrooms, bathroom, pretty gardens and parking. EPC D.



- 2 double bedrooms, spacious and bright
- Open-plan living with woodburner
- Vaulted ceiling with Velux skylights

Full Description

Nestled in the picturesque South Hams countryside, this beautifully presented barn conversion in Woodleigh, Kingsbridge, offers a delightful blend of modern living and rustic charm. Recently refurbished, this reverse level property features an inviting open plan living space that boasts a vaulted ceiling and Velux skylights, ensuring the room is filled with natural light. The cosy woodburner adds a touch of warmth, making it the perfect spot to unwind.

The well-appointed kitchen area is equipped with a range of wall and floor units, an electric freestanding cooker, a dishwasher, and a washing machine, catering to all your culinary needs. The dining area, with its lovely garden view, provides an ideal setting for meals with family and friends.

The lower ground floor hosts two generously sized double bedrooms, offering ample space for relaxation. The bathroom is thoughtfully designed, featuring a bath with mixer taps and an overhead shower attachment, along with a WC and wash hand basin.

Outside, the property boasts a charming front garden that is south-west facing, allowing for plenty of sunshine into the evening. This garden is mainly laid to lawn, complemented by an ornamental gravel seating area, perfect for enjoying the tranquil surroundings. Additionally, there is a small triangular garden at the rear, accessible from the lower ground floor hallway.

Parking is available for two vehicles, adding to the convenience of this lovely home. Please note that the garage is not included

with this tenancy.

For those considering a pet, a £25.00 per month pet premium would apply, subject to the landlord's consent. A long let is preferred, making this an ideal opportunity for those seeking a peaceful retreat in the heart of the countryside.

Services - Mains water, drainage, oil and electric with oil fired boiler providing central heating and hot water. Council Tax Band B.

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. If pets are considered a pet premium of £25 pcm will be applied.

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).



- Modern kitchen with appliances
- Southwest-facing garden, evening sun
- Idyllic South Hams countryside location
- Parking available
- Long let preferred
- Viewing highly recommended

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

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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