



Broadwater South Milton, Kingsbridge, Devon TQ7 3JR

A unique and beautifully positioned 5 double bedroom detached house, with far reaching rural and water views, landscaped gardens and off street parking for up to 5 cars. Available Furnished, Part-Furnished or Unfurnished. Pets by negotiation. EPC Band: E. Tenant fees apply.

Thurlestone: 0.6 Miles | Kingsbridge: 4.4 Miles | Salcombe: 6.4 Miles

• Five Bedroom Detached House • Finished to a Very High Standard Throughout • Gated Drive with Parking • Idyllic Far Reaching Rural & Water Views • Available June • 12 Months Plus • Available Furnished, Part-Furnished or Unfurnished • Pets By Negotiation (Terms Apply) • Council Tax Band: G • Tenant Fees Apply

£3,500 Per Calendar Month

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SITUATION

Broadwater occupies a superb position, just a few hundred yards from the National Trust owned South Milton sands and the prestigious 18-hole Thurlestone golf club, whilst the centre of the village itself is less than half a mile away. With its many picturesque, thatched cottages and colourful gardens, Thurlestone is the epitome of a South Devon village. It is well-known for its 4-star, award-winning hotel and it also has a village Inn, post office/general stores, church and highly regarded primary school. There is a large, sandy beach with other, more secluded coves which are reached by walking alongside the coast path.

The villages of Hope Cove and Bantham are within comfortable walking distance along the beautiful cliff top pathways, which afford stunning views at every turn whilst Kingsbridge - the capital of the South Hams - is only some 5 miles distant.

Salcombe, Devon's southernmost town, is some 6 miles distant. With its beautiful harbour and unspoilt estuary, the town is a Mecca for yachting and water sports. Salcombe also offers an excellent range of fine shops, restaurants and inns, as well as lovely, sandy beaches and spectacular cliff top walking. Plymouth, with its rail and motorway links is some 22 miles or so to the north-west.

ACCOMMODATION

Situated in a prime location overlooking South Milton Sands, Broadwater is a stunning detached house with breathtaking views. The property is light-filled, spacious and elegant, and boasts a ground floor with two reception rooms, an extended sun lounge with a woodburning stove and a spacious kitchen/breakfast room opening to an extended snug, all thoughtfully designed to maximise the idyllic views. The kitchen is well-equipped with an electric Rangemaster oven, a 5 point induction hob, large freestanding refrigerator and an integrated dishwasher. The snug has patio doors which allow an abundance of light, access to the garden and a further wood burning stove. The ground floor also features two bedrooms, one with an en-suite shower room, a spacious utility room and boot room with W.C.

Upstairs are two more en-suite double bedrooms, including the principal bedroom with a large walk-in wardrobe, a further double bedroom and a beautifully finished family bathroom.

OUTSIDE

A gate provides access to the driveway, which sweeps up to the house and parking for up to five cars. Fabulous gardens are set on tiers to maximise the spectacular views. The current owners have lovingly landscaped the garden with



well-established mature shrubs. There are also several lovely seating areas and terraces, perfect for enjoying the views, soaking up the sunshine, or watching the picturesque sunsets.

SERVICES

Electric, water and drainage. Heating - Oil fired central heating. Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20Mbps. Ofcom predicted likely mobile coverage for voice and data: EE, O2 and Vodafone. Council Tax Band: G

DIRECTIONS

From Kingsbridge: Take the A381 towards Salcombe. Pass through West Alvington and after a mile and a half, turn right signed South Milton. Follow this road into and through South Milton, following the signs to Thurlestone. Pass the Beach House apartments on the right hand side and Broadwater will be found after a further 200 yards or so on the left hand side.

What3Words: workforce.kickbacks.native

LETTING

The property is available to let on an assured shorthold tenancy. RENT: £3,500.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will

be £3,550.00 DEPOSIT: £4,038.00, 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). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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.





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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	