

8 CHURCH STREET

£675 Per

MODBURY

A well-located first-floor one-bedroom flat in the heart of town. Includes an entrance hall, kitchen with cooker and space for a washing machine, sitting room with wall units, shower room, and a spacious double bedroom with fitted cupboards and a vanity sink overlooking the town.EPC D.





• Available now • Long let preferred • Residents parking permit • Flaexible accommodation

Full Description

This conveniently located first-floor one-bedroom flat is situated in the heart of the town and would ideally suit a tenant seeking a long-term let.

The property comprises an entrance hallway, a kitchen equipped with a free-standing cooker, an extractor fan, and space for a washing machine, as well as a sitting room with a range of wall-mounted storage units.

There is a shower room with a pedestal wash hand basin and WC.

The spacious double bedroom benefits from fitted wall cupboards and a vanity sink, and enjoys views over the street to the front.

The property has a communal entrance and stairwell, electric heating, and on-street parking is available.

Energy Performance Certificate rating: D.

Long let preferred.

Services - Mains water, drainage and electric with electric heating.

Council Tax A

Local Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Letting - The property is available to rent on an Assured Periodic Tenancy. 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). 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.

IMPORTANT NOTICE: The information provided is for general guidance purposes and is issued in good faith to offer an overview of the property. These details do not form part of any offer or contract. 1. Descriptions, measurements, and other details are not guaranteed to be accurate and should not be relied upon as factual statements. Tenants must independently verify all information and satisfy themselves. Measurements are approximate and may require confirmation. 2.The condition of the property and its services has not been checked, and no warranties or assurances can be provided by Charles Head or their representatives 3. Photographs included in the listing are



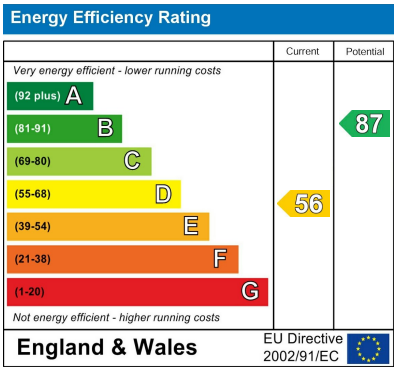


for illustrative purposes only and may not depict all parts of the property or its current state. Items shown are not necessarily included in the sale or tenancy unless expressly stated 4. Any mention of modifications, planning permissions, or potential uses of the property does not imply that necessary permissions have been obtained. Interested parties should conduct their own investigations 5.Property descriptions are subjective and reflect opinions intended to give a general impression rather than detailed or definitive statements. For any aspects of particular importance, clarification should be sought before arranging a viewing. Prospective buyers or tenants are strongly advised to confirm availability and book an appointment to view the property before traveling.









EPC Rating: D Council Tax Band: A

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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