



3 PARK RISE SALCOMBE

£1,400 Per

A furnished WINTER LET from 1st October 2026 to 31st March 2027. A reverse level furnished 4 double bedroom detached property with garage and parking. EPC E



- Walking distance to Salcombe town centre • 4 bedrooms • Furnished • Winter let 1st October 2026- 31st March 2027 • Walking distance to beaches

Full Description

The property comprises: Entrance Hall, ground floor Double Bedroom and Twin Bedroom, Wet Room. On the First Floor: Open Plan Living/Dining Area, French Doors opening to sizeable Balcony with panoramic views. The kitchen has includes a fridge/freezer and dishwasher, free standing electric cooker, door to paved rear patio garden, another Double Bedroom and another Twin Bedroom, Family Bathroom with Shower over, WC, wash hand Basin set within a storage vanity unit. To the front of the property the garden is laid to lawn with flower borders, driveway parking for 2/3 cars, shared space in the garage, utility area.

Oil fired central heating. Energy Rating - Band E.

A fixed 6 month winter let.

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

Council Tax Band D.

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

This property is offered as a Winter Let on a contractual, fixed-term basis for the specified dates advertised and is intended for short-term, temporary occupation only. The arrangement is designed for applicants who retain a primary residence elsewhere or for company lets, where the accommodation is provided by a business for staff or corporate use. The nature of the occupation will depend on the individual circumstances of

the letting.

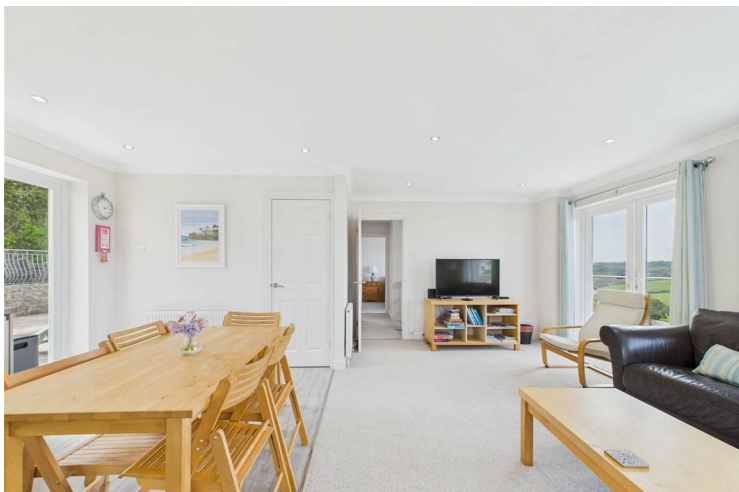
Letting - The property is available to rent on an Contractual Tenancy basis. Rent £1400.00 per calendar month. All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required.

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.

Tenant Protection - Charles Head Estate Agents are a member of The Property Redress Scheme, Propertymark Client Money Protection Scheme and The Property Ombudsman.

IMPORTANT NOTICE: We would like to inform prospective renters that these rental particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or



information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E Council Tax Band: D

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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