



## HIGHER HATCH BARNS KINGSBRIDGE

£875 Per

A lovely 1 bedroom barn conversion with parking and countryside location



- Parking for 1 car
- Character and charm
- Open plan kitchen/ living space
- 1 bedroom
- Countryside views

## Full Description

The Old Stables is a recently converted barn located in the quiet hamlet of Hatch, within easy reach of beaches, countryside walks, and towns including Salcombe, Dartmouth, and Totnes. The property is designed as an 'upside-down' home, with the main living areas on the upper floor.

On the ground floor, there is an entrance hall with stone floors leading to one double bedroom and a family bathroom fitted with a shower and freestanding bath. A stone staircase leads to the upper floor, which comprises a living room with countryside and Avon River views, and an open-plan kitchen and dining area. The kitchen includes a bespoke electric Aga, dishwasher, microwave, fridge, and a storage cupboard housing a washing machine and countertop freezer.

The garden features a decked area suitable for dining with a gas BBQ, as well as a lawn and washing line. Rent includes water charges and Starlink broadband. Electric heating and hot water are supplied via a submeter, with the landlord invoicing the tenant monthly for usage.

Parking for one car and outside space to enjoy.

EPC E.

Council tax band- D

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. Should consent for a pet be permitted it will be £25 in addition to the rental price. 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:** 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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:** 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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