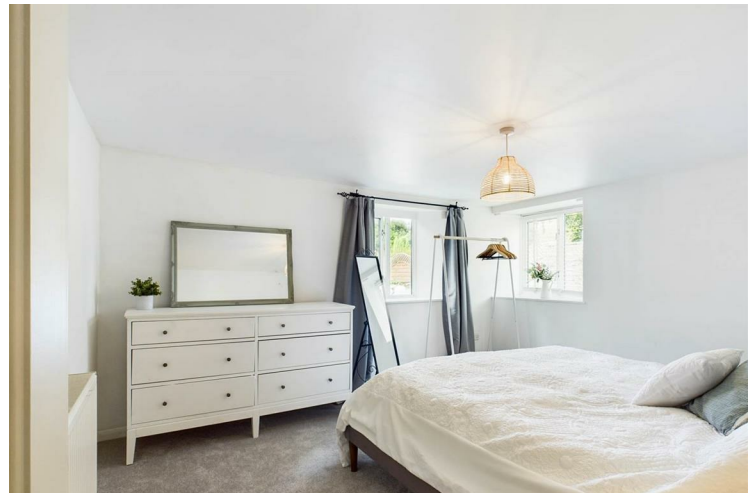




2 BANK COTTAGE CHILLINGTON KINGSBRIDGE

£995 Per

A 3 bed furnished character cottage available for a WINTER LET and situated within the heart of the village of Chillington, only a stone's throw away from the village shop and bus stop.



- Winter Let - 9 Month Tenancy • Charming 3 bedroom cottage • Village centre location • Walking Distance of Amenities

Full Description

An entrance porch leads into a living room with decorative feature fireplace (not in use) set in a stone surround with granite lintel, deep window cill with slate finish, and an under stairs cupboard. An archway leads into the kitchen/dining room with painted beamed ceiling and a Rayburn which heats the radiators and hot water tank in the bathroom.

The fitted kitchen area comprises of an electric oven, grill and hob with extractor over and space and plumbing for a slimline dishwasher. A stable door leads to the rear porch with space and plumbing for washing machine and tumble dryer. Stairs lead up to the first floor, main bedroom affording a double aspect, second double bedroom with built-in wardrobe and storage above and a built-in vanity unit with sink, a third single bedroom and a family bathroom with bath and shower over with airing cupboard housing the hot water tank.

The pavement to the front of the property belongs to 2 Bank Cottages and provides two parking spaces. To the rear of the property is a sunny patio area with an external WC. Stairs lead up to a generous rear garden with ample space for sheds and a greenhouse. There is an outbuilding with water, power and light on a separate fuse board.

9 month tenancy offered

Services - Mains water and electric with oil fired boiler providing heating and hot water.

Council Tax Band B.

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 £1100.00 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.

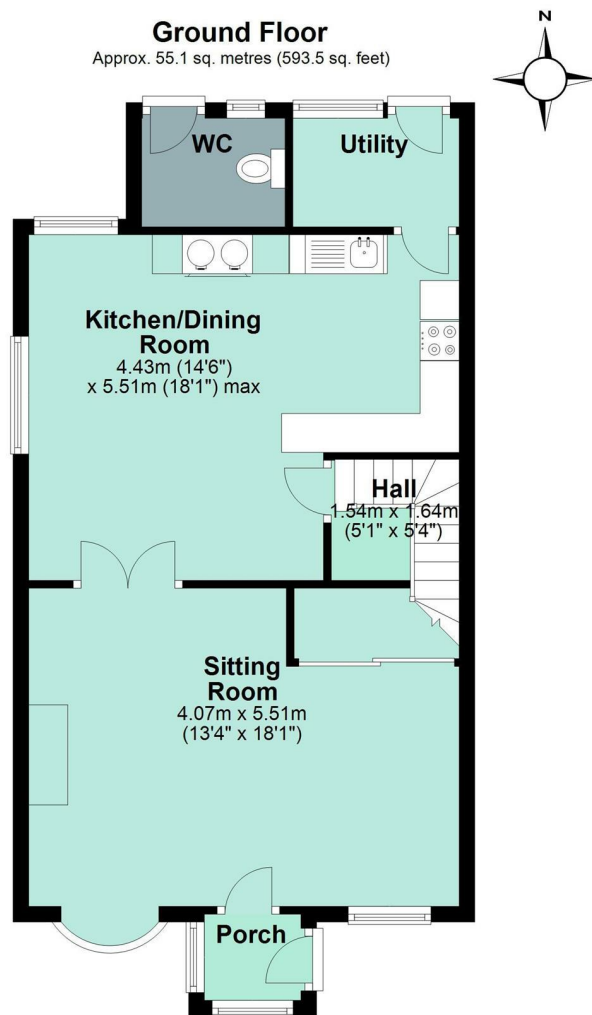
Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign 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.



- Lovely private rear garden
- Short drive to Kingsbridge / Dartmouth
- Parking available

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.





Total area: approx. 102.0 sq. metres (1097.6 sq. feet)



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

EPC Rating: **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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