



## 15 Crabshell Heights, Kingsbridge, TQ7 1FE

£1,300 PCM

- Private Parking
- Available Now
- Lift Access
- Unfurnished
- Terrace Area
- Top Floor Apartment

# 15 Crabshell Heights, Kingsbridge TQ7 1FE

Top Floor Apartment | Private Parking | Unfurnished | Available Now | Terrace Area | Immaculate Throughout | Bathroom & Ensuite | Lift Access.



Council Tax Band: E



An immaculate top floor apartment now available in Kingsbridge, offering a modern lifestyle in a sought after location.

As the new tenant you would benefit from private parking for your convenience, a bright terrace area perfect for relaxing or entertaining, bathroom and ensuite, designed to a high standard and lift access for ease of living.

This apartment is offered unfurnished, ready for you to make it your own and is available immediately.

Stylish, secure, and beautifully maintained throughout, this apartment is ideal for those seeking comfort and practicality in the heart of Kingsbridge.

### MATERIAL INFORMATION

Monthly rent: £1,300

Security deposit: £1,500

Holding deposit: £300

Council Tax band: E

Tenure: Leasehold

Lease length: 983 years remaining (999 years from 2009)

Property type: Flat

Property construction: Standard steel frame construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing and Underfloor heating

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - OK

Parking: Allocated, Covered, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access

Coal mining area: No

Non-coal mining area: Yes

Loft access: No

All information is provided without warranty. Contains HM

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### APPLIANCES INCLUDED

Oven, Hob, Fridge Freezer and Dishwasher.

### RESTRICTIONS

Pets and smoking/vaping is not permitted.

### VIEWINGS

By appointment only with Luscombe Maye.

### TENANCY TYPE

Offered initially on an Assured Shorthold Tenancy with rent payable monthly in advance. The tenancy will transition to the new tenancy structure introduced under the Renters Rights Act in line with legislation when implemented.

### REFERENCING CRITERIA

To meet the referencing criteria for a tenancy, the applicant/s would have to evidence a total annual income of at least 2.5x the annual rent.

By way of an example if the monthly rent is £1300, the applicant/s must be able to prove an annual household income of at least £39,000.

### RENTERS RIGHTS ACT

The Government has now confirmed the implementation date for 'phase one' of the Renters Rights Act.

The first phase of reforms will come into effect on 1st May 2026. From this date, all existing assured shorthold tenancies will automatically transition to the new tenancy system, and all new private tenancies will be created under the updated rules.

Phase one focuses specifically on tenancy reform, including:

- The move to assured periodic tenancies
- Limits on rent in advance
- A ban on rental bidding
- Clearer regulations for rent increases via Section 13 notices
- Strengthened anti-discrimination protections
- New rights relating to pets in rented homes

For further information or advice, please contact Luscombe Maye.



## Directions

## Viewings

Viewings by arrangement only. Call 01752 393330 to make an appointment.

## EPC Rating:

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

## 15 Crabshell Heights, Embankment Road, Kingsbridge, TQ7 1FE

Approximate Gross Internal Floor Area = 83.4 sq m / 898 sq ft

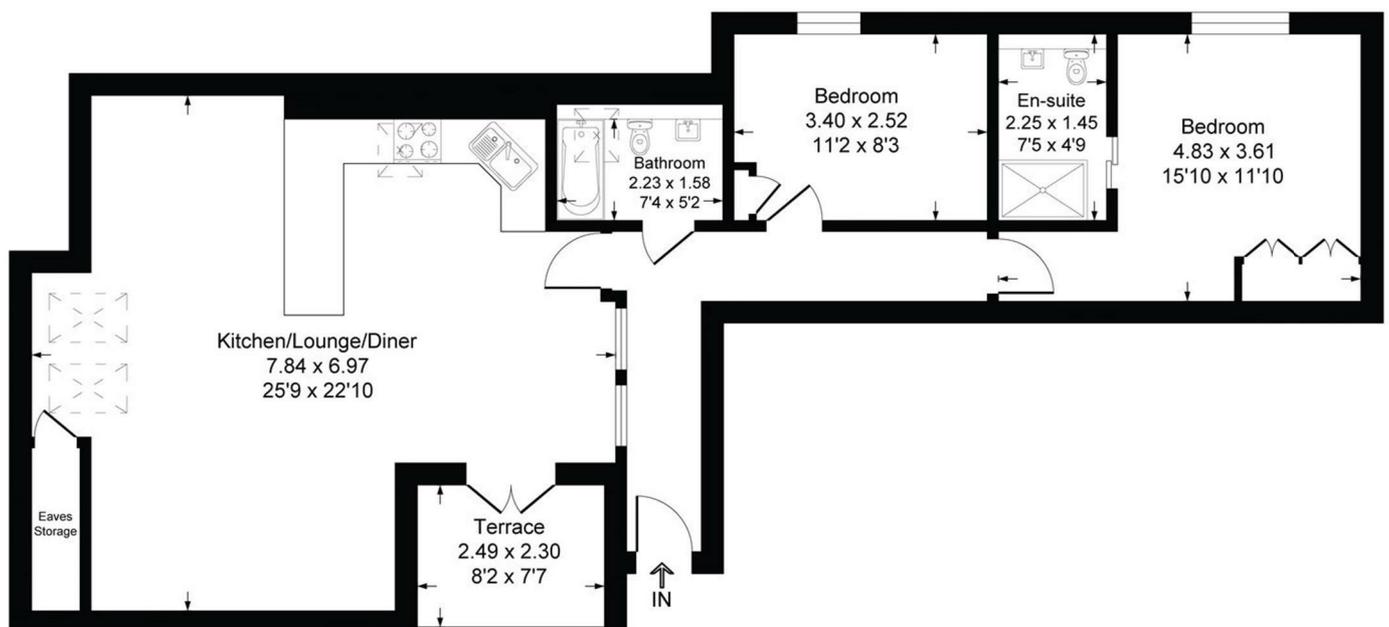


Illustration for identification purposes only, measurements are approximate, not to scale.