



1 HOMEFIELD COTTAGES KINGSBRIDGE

£1,450 Per

A pretty 3 bedroom country cottage set in the quiet rural village of Sherford with parking, garage and pretty garden with open countryside views. The property is available part or unfurnished. EPC D.



- 3 bedroom cottage in rural location • EPC D • Short distance to Torcross beach • Close proximity to Kingsbridge town and amenities

Full Description

The property is approached via a gravelled parking area providing space for two or more vehicles, with mature borders and access to the side entrance.

The accommodation opens into an inner hall with a downstairs cloakroom, leading through to a spacious open-plan kitchen, dining and family room with French doors onto the rear terrace. The kitchen is fitted with a range of units, an oil-fired range cooker, separate electric hob and space for additional appliances.

A step leads up to the L-shaped sitting room with a wood-burning stove and windows to the front and side. Stairs rise to a split landing serving three bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, a vanity basin and wonderful views over the rear garden and surrounding countryside, while the second double bedroom has fitted storage and dual-aspect windows. The third bedroom is a large single room and faces easterly to the front of the property.

Outside, there is a garage and separate utility room with additional storage and plumbing for a washing machine. To the rear, a large patio leads to a lawned garden bordered by mature shrubs and trees.

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

Council Tax Band C.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(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: D Council Tax Band: C

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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