



THE HUDDLE WISTARIA PLACE KINGSBRIDGE

£725 Per

A beautifully presented terraced cottage tucked along a quiet passageway from the main Fore Street in Kingsbridge. The property has been cleverly converted maximising space and storage, creating a quirky living/bedroom area.



Full Description

The front door enters into a kitchen/breakfast room with electric oven and induction hob. There is a utility area with space for washing machine and a storage cupboard under the stairs. A sliding door reveals a shower room with WC and sink unit.

A metal spiral staircase leads up into a light and bright living/bedroom area with wooden flooring, vaulted ceiling with two skylights and French doors opening to a Juliet balcony. The double bed pulls out from a raised floor area and there are two hatch storage areas within the floor.

The property benefits from a gated courtyard area with space for a bistro set and plants in pots.

EPC E.

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

Council Tax Band A

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

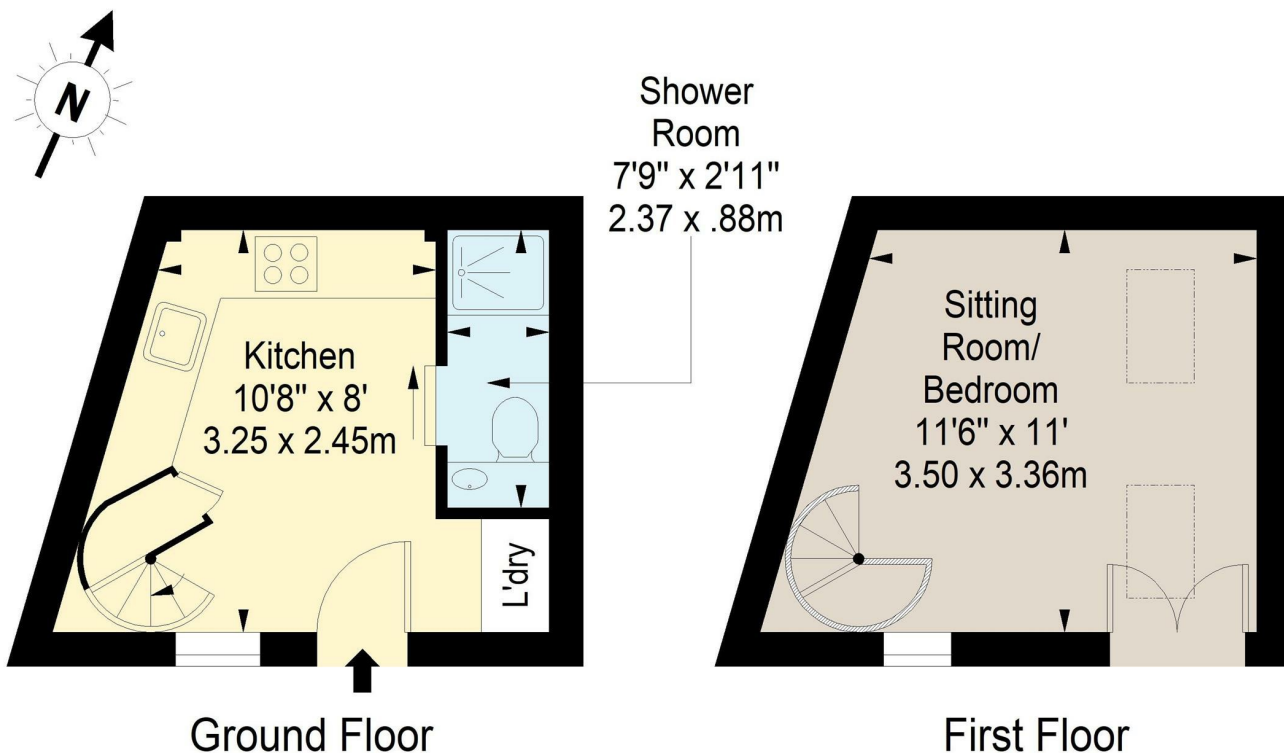
withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually 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

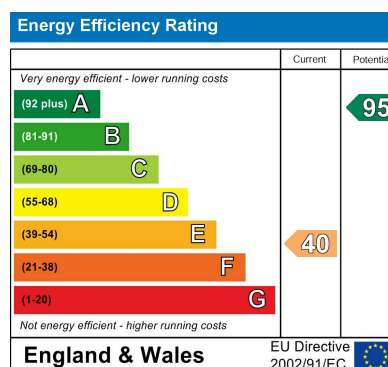


aspects of particular importance, clarification should be sought before arranging a viewing. Prospective buyers or tenants are strongly advised to confirm availability and book an appointment to view the property before traveling.





Approx. Gross Internal Area
296 Sq Ft - 27.46 Sq M



EPC Rating: E Council Tax Band: A

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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