

# LINCOMBE BARN BIGBURY KINGSBRIDGE

**£2,000 Per**

A beautifully positioned four-bedroom detached barn-style home arranged over three floors, offering spacious and versatile accommodation, generous gardens and uninterrupted countryside views towards the River Avon.





• Detached four-bedroom countryside property arranged over three floors • Character features • Furnished let

Lincombe Barn is a detached property situated in a countryside location, with uninterrupted rural views and a partial view towards the River Avon. The accommodation is arranged over three floors and benefits from driveway parking for multiple vehicles and a garden.

The front door opens into the kitchen/dining room, which has floor-to-ceiling windows overlooking the surrounding countryside. The kitchen is fitted with two ovens, an induction hob, dishwasher, integrated bins, kitchen island and ample worktop and storage space. A door from the kitchen leads to an external staircase providing access down to the garden.

Also on this floor is a WC, a snug with exposed stone detailing and a separate living room with a mezzanine level. The living room also benefits from floor-to-ceiling windows overlooking the countryside.

Stairs from the kitchen lead to the first floor, where there is a bedroom with Velux windows and a separate bathroom with a bath and shower.

The lower ground floor comprises three further bedrooms. The principal bedroom has doors opening onto the patio and an en-suite bathroom with a separate bath and shower. Bedrooms two and three have windows overlooking the countryside and are served by a further bathroom with a separate bath and shower. There is also a utility room on this level with a sink and fitted cupboards.

Externally, the property has a patio area, lawned garden and driveway parking for multiple vehicles. The rent also includes a contribution towards garden maintenance, which will remain professionally managed by gardening services throughout the tenancy.

Services: Mains electricity, private water and drainage. Oil fired central heating.

Council tax band: G

EPC: E

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





• Principal bedroom with patio access and en-suite bathroom • Lawned garden, patio area and driveway parking for multiple vehicles • Uninterrupted countryside views with a partial view towards the River Avon

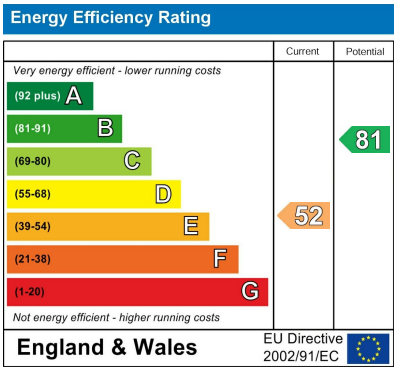
arranging a viewing please contact the lettings office dealing with the property.

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.








## EPC Rating: E  Council Tax Band: G

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

Kingsbridge Lettings
58 Fore Street
Kingsbridge
Devon
UK
TQ7 1NY

01548 852352
lettings@charleshead.co.uk
https://charleshead.co.uk/